



A Bureau Veritas Group Company

FACILITY CONDITION ASSESSMENT

HMC ARCHITECTS
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Andrew Thompson



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EMG PROJECT #:

139069.19R000-028.354

DATE OF REPORT:

October 29, 2019

ON SITE DATE:

10/2/2019

EDUCATION CENTER-DISTRICT OFFICE
5960 Mustang Lane
Jurupa Valley, California 92509



engineering | environmental | capital planning | project management

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TABLE OF CONTENTS

1. Executive Summary	1
Campus Overview and Assessment Details	1
Buildings	1
Plan Types.....	3
Campus Findings and Deficiencies	4
Facility Condition Index (FCI)	5
Immediate Needs.....	6
Key Findings	7
2. Building A	9
3. Building B	11
4. Building C	13
5. Building D	15
6. Building E	17
7. Parent Center Building	19
8. Site Summary	21
9. ADA Accessibility	23
10. Purpose and Scope	27
11. Opinions of Probable Costs	29
Methodology	29
Definitions	29
12. Certification	31
13. Appendices	32

1. Executive Summary

Campus Overview and Assessment Details

General Information	
Main Address	Education Center-District Office 5960 Mustang Lane Jurupa Valley, CA 92509
Site Developed	2001
Property Type	Administration and District Office
Current Occupants	100%
Building Area	41,500 SF
Number of Buildings	6
Date(s) of Visit	10/2/2019
Management Point of Contact	Jurupa Unified School District Robin Griffin, Director, Planning & Development T 951.361.6571 robin_griffin@jUSD.k12.ca.us
On-site Point of Contact (POC)	NA
Assessment and Report Prepared By	Tony Worthy
Reviewed By	Kathleen Sullivan, Technical Report Reviewer for Mark Surdam Program Manager msurdam@emgcorp.com 800.733.0660 x6251

Buildings

Building Summary			
Building	Use	Constructed	Area (SF)
1	Building A	2001	6949
2	Building B	2001	4408
3	Building C	2001	7492

Building Summary

Building	Use	Constructed	Area (SF)
4	Building D	2001	9204
5	Building E	2001	3476
6	Parent Center Building	2017	9971
TOTAL			41500

Unit Allocation

All of the property is occupied by the Jurupa Unified School District programs. There are no tenants leasing buildings or rooms at the school.

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

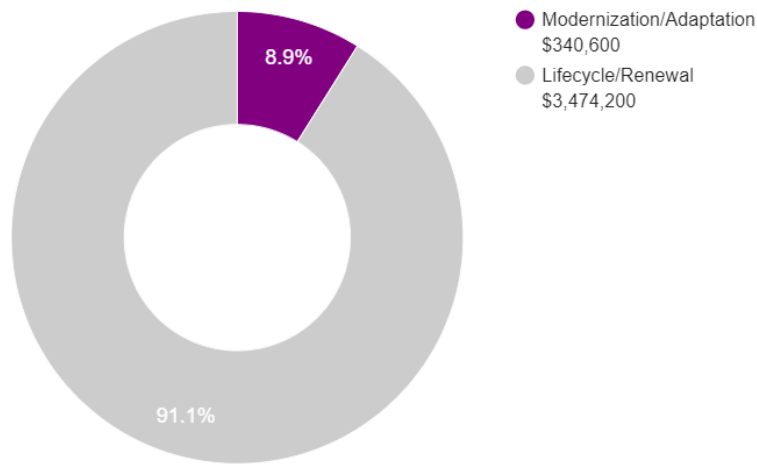
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$3,814,800

Campus Findings and Deficiencies

Historical Summary

The Education Center-District Office campus was constructed in 2001, the Parent Center Building was constructed in 2017. Most buildings have had some upgrades since their original construction.

Architectural

The buildings are constructed of masonry block frame with stucco façades. The campus consists of buildings linked together by exterior staircases. For all the buildings, only typical lifecycle interior finish, exterior finish, and roof membrane replacements are budgeted and anticipated.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components have been well-maintained since original construction and most of the buildings' MEPF portfolio has been upgraded. Most roof-top equipment is outdated and will need to be upgraded. Interior lighting throughout are LED fixtures original to construction.

Site

Composed of regular landscaping and common area parking lots with pedestrian walkways, the buildings' sites are in fair condition overall. The parking lot, asphalt throughout the campus are in fair condition. Regular maintenance and inspections are highly recommended throughout the reserve replacement term.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description

0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or other deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

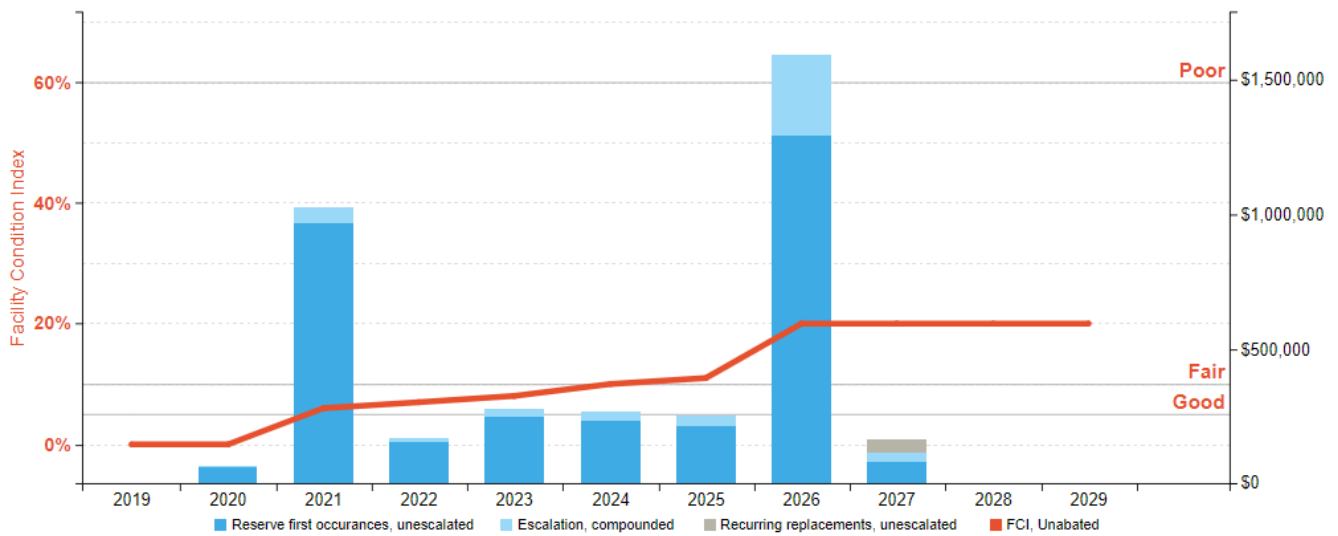
Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
Education Center - District Office / Building A	\$450	6,949	\$3,127,050	0.0%	4.2%	6.5%	10.1%
Education Center - District Office / Building B	\$450	4,408	\$1,983,600	0.0%	6.4%	8.6%	16.7%
Education Center - District Office / Building C	\$450	7,492	\$3,371,400	0.0%	7.0%	7.9%	17.7%
Education Center - District Office / Building D	\$450	9,204	\$4,141,800	0.0%	5.7%	6.5%	14.2%
Education Center - District Office / Building E	\$450	3,476	\$1,564,200	0.0%	8.3%	9.6%	17.2%
Education Center - District Office / Parent Center Building	\$450	9,971	\$4,486,950	0.0%	0.0%	0.8%	4.7%
Education Center - District Office / Site	\$0	0	\$1	0.0%	0.0%	0.0%	0.0%

The orange line in the graph below forecasts what would happen to the FCI (left axis) over time, assuming zero capital expenditures. The capital expenditures for each year (blue bars) are associated with the right axis.

Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Education Center - District Office

Replacement Value: \$ 18,675,000; Inflation rate: 3.0%



Immediate Needs

Facility/Building	Total Items	Total Cost
Total	0	\$0

Education Center - District Office

ID	Location	UF Code	Description	Condition	Plan Type	Cost
Total (0 items)						\$0

Key Findings



Packaged Unit (RTU) in Poor condition.

6 TON
Building A Building A Roof

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$16,600

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1463815



Packaged Unit (RTU) in Poor condition.

6 TON
Building A Building A Roof

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$16,600

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1463866



Packaged Unit (RTU) in Poor condition.

5 Ton
Building A Building A Roof

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$12,200

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1463805



Packaged Unit (RTU) in Poor condition.

7.5 TON
Building A Building A Roof

Uniformat Code: D3052
Recommendation: **Replace in 2020**

Priority Score: **59.0**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$16,600

\$\$\$\$

Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes - AssetCALC ID: 1463800



Interior Stair Treads in Fair condition.

Raised Rubber Tile
Building A Building Stairwell

Uniformat Code: C2021
Recommendation: **Replace in 2023**

Priority Score: **57.9**

Plan Type:
Modernization/Adaptation

Cost Estimate: \$7,100

\$\$\$\$

- AssetCALC ID: 1472508

2. Building A



Building A: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2001	
Building Size	5084 SF plus 1,865 SF of Exterior Stairs	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish Secondary: Gable construction with clay/concrete tiles	Fair
Interiors	Walls: Painted gypsum board ceramic tile Floors: Carpet, ceramic tile Ceilings: ACT	Fair
Elevators	None	Fair
Plumbing	Copper supply No water heaters Toilets, urinals, and sinks in all restrooms	Fair

Building A: Systems Summary		
HVAC	Rooftop Package units	Poor
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main site switchboard, site electrical panel with copper wiring feeds entire building Interior Lighting: LED	Fair
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression, Due to the condition and age of this unit the district is advising replacement of units for energy efficiency purposes	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$18,200	\$18,200
Roofing	-	\$11,300	-	-	-	\$11,300
Interiors	-	\$6,200	\$45,100	\$65,500	\$105,600	\$222,300
Plumbing	-	-	\$4,700	-	\$30,100	\$34,800
Fire Suppression	-	-	\$32,600	\$800	\$1,100	\$34,500
HVAC	-	\$63,900	-	-	-	\$63,900
Electrical	-	\$47,800	\$1,600	-	\$2,200	\$51,600
Fire Alarm & Comm	-	-	\$18,700	-	\$29,100	\$47,800
Equipment/Special	-	-	-	\$2,000	\$2,700	\$4,600
TOTALS	-	\$129,200	\$102,700	\$68,300	\$189,000	\$489,000

3. Building B



Building B: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2001	
Building Size	4880 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	Hydraulic: 1 car serving all 2 floors	Fair
Plumbing	Copper supply No hot water Toilets and sinks in all restrooms	Fair

Building B: Systems Summary		
HVAC	Rooftop exterior air handlers, and VAV feed by chiller on site	Fair
Fire Suppression	fire extinguishers	Fair
Electrical	Source & Distribution: Main site switchboard, site electrical panel with copper wiring feeds entire building Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	Icemaker	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	\$28,700	-	-	-	\$28,700
Interiors	-	-	\$24,400	\$50,100	\$80,100	\$154,700
Elevators	-	\$5,900	\$11,200	-	\$104,300	\$121,400
Plumbing	-	-	\$4,700	-	\$27,100	\$31,900
Fire Suppression	-	-	\$31,300	\$800	\$1,100	\$33,200
HVAC	-	\$2,200	-	\$66,000	\$48,900	\$117,200
Electrical	-	\$45,800	\$1,600	-	\$44,800	\$92,300
Equipment/Special	-	\$43,100	-	-	\$12,300	\$55,400
TOTALS	-	\$125,700	\$73,200	\$116,900	\$318,600	\$634,800

4. Building C



Building C: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2001	
Building Size	7492 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, fiber board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Gas water heaters Sinks	Fair

Building C: Systems Summary		
HVAC	Central system with boilers, air handler and VAV feed by chiller on site Supplemental components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main site switchboard, electrical panel with copper wiring feeds entire building Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	\$40,200	-	-	-	\$40,200
Interiors	-	-	\$23,700	\$96,400	\$121,800	\$241,900
Plumbing	-	\$19,500	-	-	\$7,100	\$26,600
Fire Suppression	-	-	\$59,500	\$1,000	\$1,300	\$61,900
HVAC	-	\$76,800	-	\$150,600	\$38,900	\$266,200
Electrical	-	\$70,400	\$1,600	-	\$10,900	\$82,900
Equipment/Special	-	\$28,200	-	-	-	\$28,200
TOTALS	-	\$235,100	\$84,800	\$248,000	\$180,000	\$747,900

5. Building D



Building D: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2001	
Building Size	9204 SF	
Number of Stories	2	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, fiber board, ceramic tile Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply No hot water Toilets, urinals, and sinks in all restrooms	Fair

Building D: Systems Summary		
HVAC	Rooftop exterior air handlers, and VAV feed by chiller on site	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main site switchboard, electrical panel with copper wiring feeds entire building Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Roofing	-	\$54,000	-	-	-	\$54,000
Interiors	-	\$26,000	-	\$122,900	\$140,100	\$289,000
Plumbing	-	-	\$4,700	-	\$45,900	\$50,600
Fire Suppression	-	-	\$59,100	\$1,000	\$1,300	\$61,400
HVAC	-	\$71,000	-	\$116,400	-	\$187,400
Electrical	-	\$86,500	\$2,200	-	\$6,100	\$94,800
Equipment/Special	-	\$16,900	-	-	-	\$16,900
TOTALS	-	\$254,400	\$66,000	\$240,300	\$193,400	\$754,100

6. Building E



Building E: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2001	
Building Size	3476 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Fair
Façade	Stucco with aluminum windows	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum board, fiber board Floors: Carpet, VCT Ceilings: Painted gypsum board, ACT	Fair
Elevators	None	--
Plumbing	Copper supply No hot water Sinks	Fair

Building E: Systems Summary		
HVAC	Rooftop exterior air handlers, and VAV feed by chiller on site	Fair
Fire Suppression	Fire extinguishers	Fair
Electrical	Source & Distribution: Main site switchboard, electrical panel with copper wiring feeds entire building Interior Lighting: LED	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations connected to Main central control panel	Fair
Equipment/Special	Commercial Kitchen Equipment	Fair
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	-	-	\$8,300	\$8,300
Roofing	-	\$40,800	-	-	-	\$40,800
Interiors	-	\$13,800	\$2,600	\$35,800	\$55,000	\$107,200
Plumbing	-	-	-	-	\$3,800	\$3,800
Fire Suppression	-	-	\$22,300	\$1,600	\$2,100	\$26,000
HVAC	-	\$44,300	-	\$50,200	-	\$94,500
Electrical	-	\$34,300	-	-	\$5,300	\$39,600
Equipment/Special	-	\$10,600	-	-	-	\$10,600
TOTALS	-	\$143,800	\$24,900	\$87,600	\$74,500	\$330,800

7. Parent Center Building



Parent Center Building: Systems Summary

Address	4850 Pedley Road, Jurupa Valley, CA 92509	
Constructed/Renovated	2017	
Building Size	9971 SF	
Number of Stories	1	
<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Masonry bearing walls and metal-framed roofs	Good
Façade	Stucco with aluminum windows	Good
Roof	Primary: Flat construction with single-ply TPO/PVC membrane	Good
Interiors	Walls: Painted gypsum board, fiber board, ceramic tile Floors: Carpet, VCT, ceramic tile, rubber composite tile Ceilings: Painted gypsum board, ACT	Good
Elevators	None	--
Plumbing	Copper supply and cast-iron waste & venting Electric water heaters Toilets, urinals, and sinks in all restrooms	Good

Parent Center Building: Systems Summary		
HVAC	Rooftop package unit Supplemental components: ductless split-systems	Good
Fire Suppression	Fire extinguishers	Good
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED	Good
Fire Alarm	Alarm panel, smoke detectors, alarms, strobes, pull stations and exit signs	Good
Equipment/Special	None	--
Accessibility	Presently it does not appear an accessibility study is needed for this property.	
Key Issues and Findings	Building lacks fire suppression	

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	\$35,700	-	-	\$47,900	\$83,600
Roofing	-	-	-	-	\$319,500	\$319,500
Interiors	-	-	-	\$94,900	\$146,600	\$241,500
Plumbing	-	-	-	-	\$1,100	\$1,100
Fire Suppression	-	-	\$64,000	\$1,300	\$1,700	\$66,900
HVAC	-	-	-	-	\$182,100	\$182,100
Electrical	-	-	-	\$3,100	\$162,700	\$165,800
Fire Alarm & Comm	-	-	-	-	\$102,100	\$102,100
Equipment/Special	-	-	-	\$2,100	\$32,600	\$34,700
Site Development	-	-	-	-	\$17,900	\$17,900
TOTALS	-	\$35,700	\$64,000	\$101,400	\$1,014,200	\$1,215,200

8. Site Summary



Site Information

Lot Size	7.00 acres (estimated)
Parking Spaces	165 total spaces all in open lots; 9 of which are accessible 80 spaces in carports
<i>System</i>	<i>Description</i> <i>Condition</i>
Pavement/Flatwork	Asphalt lots with areas of concrete and concrete sidewalks and curbs Fair
Site Development	Building-mounted and Property entrance signage, wrought iron, chain link, metal tube fencing, CMU dumpster enclosures Heavily furnished picnic tables, trash receptacles Fair
Landscaping and Topography	Heavy landscaping features Irrigation present Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED Pedestrian walkway and accent landscaping lighting Fair
Ancillary Structures	None --
Key Issues and Findings	None

See Appendix D for the Component Condition Table.

Systems Expenditure Forecast						
System	Immediate	Short Term (3 yr)	Near Term (5 yr)	Med Term (10 yr)	Long Term (20 yr)	TOTAL
Facade	-	-	\$104,500	\$23,300	\$778,000	\$905,700
Roofing	-	-	-	-	-	-
Plumbing	-	-	\$17,900	-	\$44,400	\$62,300
HVAC	-	\$43,500	\$9,100	\$181,300	\$82,000	\$316,000
Electrical	-	\$9,100	-	-	\$9,500	\$18,500
Fire Alarm & Comm	-	\$195,000	-	-	-	\$195,000
Site Development	-	\$11,200	-	\$3,800	\$38,700	\$53,700
Landscaping	-	-	-	\$405,500	-	\$405,500
Pavement	-	\$53,600	-	\$531,500	\$265,000	\$850,100
Site Lighting	-	\$23,500	-	-	\$196,700	\$220,200
TOTALS	-	\$335,900	\$131,500	\$1,145,400	\$1,414,300	\$3,027,000

9. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

During the FCA, EMG performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to those areas and categories set forth in the tables throughout this report. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG’s undertaking. Only a representative sample of areas was observed, and actual measurements were not taken to verify compliance.

The facility was originally constructed in 2001. The facility was not subsequently renovated. Complaints about accessibility issues have not been received by the property management. The property does not have associated prior litigation related to existing barriers or previously removed barriers.

An accessibility study has not been performed at the site. Although no significant issues were identified, a comprehensive ADA Compliance Survey would reveal specific aspects of the property that are not in full compliance.

The table below is intended to be used as a general reference guide to help differentiate the orders of magnitude between some of the more commonly observed accessibility issues. The table is not intended to be all-inclusive, and boxes checked in the tables above do not necessarily mean those specific problems or shortcomings cited as examples below exist at the subject buildings and sites. Reference the photolog (in the appendix) and/or *Key Findings* section for visuals and/or more specifics about the subject site conditions.

Building A: Accessibility Issues

	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building A: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building B: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building C: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building D: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Building E: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parent Center Building: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Interior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Use Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site: Accessibility Issues

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exterior Path of Travel	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Reference Guide

	Major Issues <i>(ADA study recommended)</i>	Moderate Issues <i>(ADA study recommended)</i>	Minor/No Issues
Parking	<ul style="list-style-type: none"> - Needs full reconstruction - Excessive slopes over 3% require major re-grading - No level locations to add required spaces 	<ul style="list-style-type: none"> - No or non-compliant curb cuts - Moderate difficulty to add required accessible spaces - Slopes close to compliant 	<ul style="list-style-type: none"> - Painting of markings needed - Signage height non-compliant - Signage missing
Exterior Path of Travel	<ul style="list-style-type: none"> - Large areas of sidewalks with excessive slopes - No ramp when needed - Ramps with excessive slopes 	<ul style="list-style-type: none"> - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - All or most entrance door exterior maneuvering clearance areas with excessive slopes 	<ul style="list-style-type: none"> - One entrance door exterior maneuvering clearance area with excessive slope - A few doorknobs instead of lever handles - Non-compliant signage
Interior Path of Travel	<ul style="list-style-type: none"> - All or most interior doors appear less than 32" wide - Corridors less than 36" wide - No ramp when needed - Ramps with excessive slopes - Non-compliant treads/risers at means of egress stairways 	<ul style="list-style-type: none"> - Single height drinking fountains - Drinking fountain too high or protrudes into accessible route - Ramps need rails - Ramps need rail extensions - Need significant # of lever handles - Non-compliant rail extensions at egress stairways - All/most door thresholds high 	<ul style="list-style-type: none"> - One door threshold too high - A few doorknobs instead of lever handles - Non-compliant door pressures - Non-compliant signage - Switches not within reach range
Public Use Restrooms	<ul style="list-style-type: none"> - No ADA RR on each accessible floor - Restroom(s) too small - Entire restroom(s) requires renovation - Water closet clearance requires moving walls 	<ul style="list-style-type: none"> - Interior doors appear less than 32" wide - Missing or non-compliant grab bars - Easily fixable clearance issues 	<ul style="list-style-type: none"> - Minor height adjustments required - Non-compliant door pressures - Missing a visual strobe (only required if audible fire alarm already present) - Missing lavatory pipe wraps - Signage not compliant
Elevators	<ul style="list-style-type: none"> - No elevator present when required - Elevator cab too small 	<ul style="list-style-type: none"> - Panel control buttons not at compliant height - No hands-free emergency communication system - Elevator only has mechanical stops 	<ul style="list-style-type: none"> - Audible/visual signals at every floor may be lacking - Minor signage / Braille issues
Kitchens/Kitchenettes	<ul style="list-style-type: none"> - Clear space for each appliance not present - Clearance between opposing counters too narrow 	<ul style="list-style-type: none"> - Sink and counter too high - Sink knee and toe clearance not provided where required (built-in) - Less than 50% of cabinetry within reach range 	<ul style="list-style-type: none"> - Dispensers not within reach range - Switches not within reach range - Missing sink pipe wraps if knee and toe clearance required

10. Purpose and Scope

Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.

- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

11. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of EMG's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short-Term window but will not be pushed 'irresponsibly' (too far) into the future.

12. Certification

HMC Architects (the Client) retained EMG to perform this Facility Condition Assessment in connection with its Facility Master Planning effort for the Jurupa Unified School District at Education Center-District Office, 4850 Pedley Road, Jurupa Valley, CA 92509, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the Client for the purpose stated within the *Purpose and Scope* section of this report. The report, or any excerpt thereof, shall not be used by any party other than the Client or for any other purpose than that specifically stated in our agreement or within the *Purpose and Scope* section of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the Client and the recipient's sole risk, without liability to EMG.

Prepared by: Tony Worthy,
Project Manager

Reviewed by:



Kathleen Sullivan
Technical Report Reviewer for
Mark Surdam
Program Manager
msurdam@emgcorp.com 800.733.0660 x6251

13. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves
- Appendix F: Equipment Inventory List

Appendix A: Photographic Record



#1	FRONT ELEVATION
----	-----------------



#2	RIGHT ELEVATION
----	-----------------



#3	REAR ELEVATION
----	----------------



#4	LEFT ELEVATION
----	----------------



#5	PROPERTY SIGNAGE
----	------------------



#6	BUILDING MOUNTED SIGNAGE
----	--------------------------



#7	EXTERIOR FULLY GLAZED DOOR, STOREFRONT GLASS
----	--



#8	FLAGPOLE, LANDSCAPING
----	-----------------------



#9	EXTERIOR METAL WINDOWS, STUCCO FACADE
----	---------------------------------------



#10	EXTERIOR METAL MESH DOORS AND WALL
-----	------------------------------------



#11	MODIFIED BITUMINOUS ROOFING
-----	-----------------------------



#12	CLAY TILE ROOFING
-----	-------------------



#13	PARENTS CENTER BUILDING LOBBY
-----	-------------------------------



#14	TRAINING ROOM
-----	---------------



#15	BUILDING C
-----	------------



#16	MEETING ROOM
-----	--------------



#17	CONFERENCE ROOM
-----	-----------------



#18	BUILDING B
-----	------------



#19	OFFICE AREA
-----	-------------



#20	BUILDING E
-----	------------



#21	BUILDING D
-----	------------



#22	STAIRWELL
-----	-----------



#23	ELEVATOR
-----	----------



#24	INTERIOR METAL FULLY GLAZED DOOR
-----	----------------------------------



#25	PARTIALLY GLAZED WOOD DOOR, FIBERBOARD WALL
-----	---



#26	WATER HEATER
-----	--------------



#27	VITREOUS CHINA URINAL
-----	-----------------------



#28	TANKLESS TOILET
-----	-----------------



#29	COUNTERTOP W/ CHINA SINK
-----	--------------------------



#30	FLOOR SERVICE SINK
-----	--------------------



#31	STAINLESS STEEL SINK
-----	----------------------



#32	DRINKING FOUNTAIN
-----	-------------------



#33	VAV
-----	-----



#34	CHILLER
-----	---------



#35	ROOFTOP AIR HANDLER
-----	---------------------



#36	DUCTLESS SPLIT SYSTEM
-----	-----------------------



#37	ROOF TOP PACKING UNIT
-----	-----------------------



#38	ROOF TOP EXHAUST FAN
-----	----------------------



#39	BOILER
-----	--------



#40	EXPANSION TANK
-----	----------------



#41	INTERIOR ELECTRICAL PANEL
-----	---------------------------



#42	TRANSFORMER
-----	-------------



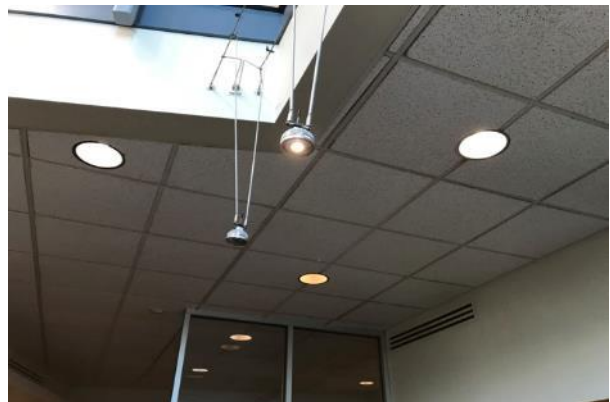
#43	EXTERIOR ELECTRICAL PANEL
-----	---------------------------



#44	SWITCHBOARD
-----	-------------



#45	LED EXTERIOR BUILDING LIGHT
-----	-----------------------------



#46	INTERIOR LIGHTING SYSTEM
-----	--------------------------



#47	FIRE CONTROL PANEL
-----	--------------------



#48	FIRE CONTROL PANEL
-----	--------------------



#49	ANNUNCIATOR ALARM PANEL
-----	-------------------------



#50	FIRE PULL STATION
-----	-------------------



#51	EXIT SIGN
-----	-----------



#52	FIRE EXTINGUISHER
-----	-------------------



#53	SMOKE DETECTOR
-----	----------------



#54	DEFIBRILLATOR
-----	---------------



#55	ASPHALT PARKING LOT
-----	---------------------



#56	BUILDING D EXTERIOR
-----	---------------------



#57	PARKING LOT STRIPING, SOLAR PANEL CAR PORT
-----	--



#58	PARENT CENTER BUILDING
-----	------------------------



#59	BUILDING E
-----	------------

Appendix B: Site Plan

Site Plan



SOURCE:

Google Earth



ON-SITE DATE:

10/2/2019

Appendix C: Pre-Survey Questionnaire



Facility Condition Assessment Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

NAME OF INSTITUTION: **JURUPA UNIFIED SCHOOL DISTRICT**

Name of School/Facility: Ed Center Dist. Office

No. of Buildings: (1) bldg..

Name of person completing questionnaire: Dana Toland/ Pablo Ponce

Length of Association With the Property: 3 yrs./ 19 yrs.

Phone Number: 909 758-6447

SITE INFORMATION

Year of Construction: 2001	Built:	Renovated:	Historical: N
No. of Stories: Two Stories		Floor(s)	
Total Site Area: 7		Acres	
Total Building Area: 41,500		Sq. ft.	
Building Replacement Value:	\$ UNK		

INSPECTIONS	DATE OF LAST REPLACEMENT	DATE OF LAST INSPECTION	LIST OF ANY OUTSTANDING REPAIRS
1. Elevators	2001	2019	
2. HVAC	2001	PM 2019	
3. Plumbing System/Fixtures	2001	None	
4. Electrical System/Lighting	2001	None	
5. Life-Safety/Fire	2001	2019	
6. Roofs	2001		

KEY QUESTIONS	RESPONSE
Major Capital Improvements in Last 3 yrs.	None
Planned Capital Expenditure For Next Year?	None
Age of the Roof?	18 yrs.
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	NA

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

QUESTION	Y	N	UNK	NA	COMMENTS
ZONING, BUILDING, DESIGN AND LIFE SAFETY ISSUES					
1 Are there any unresolved building, fire, or zoning code issues?		N			
2 Is there any pending litigation concerning the property?		N			
3 Are there any other significant issues/hazards with the property?		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

	QUESTION	Y	N	UNK	NA	COMMENTS
4	Are there any unresolved construction defects at the property?		N			
5	Has any part of the property ever contained visible suspect mold growth?		N			
6	Have there been indoor air quality or mold related complaints from occupants?		N			
7	Is there a mold Operations and Maintenance Plan?		N			
8	Are there any Asbestos Containing Building Materials in the building?		N			
9	Is there an Asbestos Operations and Maintenance Plan? (AHERA?)	Y				
10	Are there any recalled fire sprinkler heads (Star, GEM, Central, and Omega)?		N			
GENERAL SITE						
11	Are there any problems with erosion, storm water drainage or areas of paving that do not drain?		N			
12	Are there any problems with the landscape irrigation systems?		N			
BUILDING STRUCTURE						
13	Are there any problems with foundations or structures?		N			
14	Is there any water infiltration in basements or crawl spaces?		N			
15	Has a termite/wood boring insect inspection been performed within the last year?		N			
16	Are there any wall, or window leaks?		N			
BUILDING ENVELOPE						
17	Are there any roof leaks?	Y				Board room, hallway, 2 offices
18	Is the roofing covered by a warranty or bond?		N			



A Bureau Veritas Group Company

Facility Condition Assessment Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

	QUESTION	Y	N	UNK	NA	COMMENTS
19	Are there any poorly insulated areas?		N			
20	Is Fire Retardant Treated (FRT) plywood used?		N			
21	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		N			
BUILDING HVAC & ELECTRICAL						
22	Do any parts of the building have inadequate heating? Comment on location using room numbers		N			
23	Do any parts of the building have inadequate cooling? Comment on location using room numbers		N			
24	Does any part of the electrical system use aluminum wiring?		N			
25	Are there any problems with the utilities, such as inadequate capacities?		N			
PLUMBING						
26	Is the property served by private water well?		N			
27	Is the property served by a private septic system or other waste treatment systems?		N			
28	Does the sanitary sewer system back-up? If so, provide locations in comments		N			
29	Is polybutylene piping used?		N			
30	Is galvanized piping used?		N			
31	Are there any plumbing leaks or water pressure problems?		N			
ADA						
32	Has the management previously completed an ADA review?		N			
33	Have any ADA improvements been made to the property?		N			
34	Does a Barrier Removal Plan exist for the property?		N			



Facility Condition Assessment Pre-Survey Questionnaire

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")

	QUESTION	Y	N	UNK	NA	COMMENTS
35	Has the Barrier Removal Plan been approved by an arms-length third party?		N			
36	Has building ownership or management received any ADA related complaints?		N			
37	Does elevator equipment require upgrades to meet ADA standards?		N			

ADDITIONAL ISSUES OR CONCERNS THAT EMG SHOULD KNOW ABOUT?

- 1
- 2
- 3

ITEMS PROVIDED TO EMG AUDITORS

	YES	NO	NA	ADDITIONAL COMMENTS
Access to All Mechanical Spaces	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Roof/Attic Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access to Building As-Built Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan with bldg., roads, parking and other features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
List of Commercial Tenants in the property	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Previous reports pertaining to the physical condition of property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ADA survey and status of improvements implemented.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Current / pending litigation related to property condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Any brochures or marketing information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dana Toland/ Pablo Ponce

 Signature of person interviewed or completing form

9/25/19

 Date

Appendix D: Component Condition Report

Component Condition Report

Education Center - District Office / Building A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2023	Building A	Fair	Storefront, 24	210 SF	12	1463827
Roofing						
B3011	Building A Roof	Fair	Roof, Modified Bituminous	958 SF	2	1463714
B3011	Building A Roof	Fair	Roof, Clay/Concrete Tile	3,807 SF	32	1463786
Interiors						
C1021	Building A	Fair	Interior Door, Wood Fire, 90-Minutes and Over	3	22	1463886
C1021	Building A	Fair	Interior Door, Wood-Framed Partially-Glazed	5	22	1463652
C1021	Building A	Fair	Interior Door, Wood Solid-Core	2	22	1463655
C1021	Building A	Fair	Interior Door, Aluminum-Framed Fully-Glazed	3	22	1463799
C1031	Building A	Fair	Toilet Partitions, Plastic/Laminate	7	2	1463735
C2011	Building Stairwells	Fair	Interior Stairs, Metal or Pan-Filled	640 SF	32	1472506
C2011	Building A	Fair	Interior Stairs, Metal or Pan-Filled	112 SF	32	1463659
C2021	Building A	Fair	Interior Stair Treads, Raised Rubber Tile	112 SF	4	1463818
C2021	Building Stairwell	Fair	Interior Stair Treads, Raised Rubber Tile	640 SF	4	1472508
C3012	Building A	Fair	Interior Wall Finish, Ceramic Tile	839 SF	22	1463727
C3012	Building Stairwell	Fair	Interior Wall Finish, any surface, Prep & Paint	5,280 SF	4	1476205
C3012	Building A	Fair	Interior Wall Finish, any surface, Prep & Paint	6,787 SF	4	1463806
C3024	Building A	Fair	Interior Floor Finish, Ceramic Tile	763 SF	22	1463658
C3025	Building A	Fair	Interior Floor Finish, Carpet Commercial Standard	4,321 SF	6	1463877
C3031	Building Stairwell	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	5,280 SF	4	1476206
C3032	Building A	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	4,765 SF	7	1463782
Plumbing						
D2011	Building A	Fair	Toilet, Commercial Water Closet	6	12	1463823
D2012	Building A	Fair	Urinal, Standard	1	12	1463830
D2014	Building A	Fair	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China	5	12	1463831
D2018	Building A	Fair	Drinking Fountain, Interior	2	4	1463863
Fire Suppression						
D4019	Building A	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	5,084 SF	5	1463795
D4031	Building A	Fair	Fire Extinguisher, Wet Chemical/CO2	2	6	1463665
HVAC						
D3052	Building A Roof	Poor	Packaged Unit (RTU), 7.5 TON [AC-3]	1	1	1463800
D3052	Building A Roof	Poor	Packaged Unit (RTU), 5 Ton [AC-4]	1	1	1463805
D3052	Building A Roof	Poor	Packaged Unit (RTU), 6 TON [AC-1]	1	1	1463866

Education Center - District Office / Building A

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Building A Roof	Poor	Packaged Unit (RTU), 6 TON [AC-2]	1	1	1463815
Electrical						
D5029	Building A	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	5,084 SF	2	1463668
D5092	Building A	Fair	Exit Sign Light Fixture, LED	6	4	1463759
Fire Alarm & Comm						
D5037	Building A IT Room	Fair	Fire Alarm Control Panel, Addressable	1	4	1463741
Equipment/Special						
E1028	Building A	Fair	Defibrillator (AED), Cabinet Mounted	1	6	1463808

Education Center - District Office / Building B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Building B Roof	Fair	Roof, Modified Bituminous	2,440 SF	2	1463774
Interiors						
C1017	Building B	Fair	Interior Window, 24 SF	9	22	1463816
C1021	Building B	Fair	Interior Door, Wood Solid-Core	5	22	1463705
C1021	Building B	Fair	Interior Door, Aluminum-Framed Fully-Glazed	6	22	1463884
C1021	Building B	Fair	Interior Door, Wood-Framed Partially-Glazed	12	22	1463834
C1021	Building B	Fair	Interior Door, Steel Fire, 90-Minutes and Over	1	22	1463707
C1021	Building B	Fair	Interior Door, Wood Fire, 90-Minutes and Over	2	22	1463784
C3012	Building B	Fair	Interior Wall Finish, any surface, Prep & Paint	6,734 SF	4	1463814
C3012	Building B	Fair	Interior Wall Finish, Ceramic Tile	586 SF	22	1463734
C3024	Building B	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,318 SF	4	1463809
C3024	Building B	Fair	Interior Floor Finish, Ceramic Tile	146 SF	22	1463760
C3025	Building B	Fair	Interior Floor Finish, Carpet Commercial Standard	3,416 SF	6	1463894
C3031	Building B	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,464 SF	4	1463765
C3032	Building B	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	3,416 SF	7	1471753
Elevators						
D1011	Building B-Elevator Room	Fair	Elevator, 2500 LB, Renovate	1	12	1463883
D1011	Building B-Elevator Room	Fair	Elevator Controls, 1 CAR, Modernize	1	2	1463749
D1019	Building B	Fair	Elevator Cab Finishes, Standard w/ Stainless Steel Doors	1	4	1463706
Plumbing						
D2011	Building B	Fair	Toilet, Commercial Water Closet	2	12	1463715
D2014	Building B	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	4	12	1463757
D2014	Building B	Fair	Service Sink, Floor	1	17	1463804
D2014	Building B	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	12	1463821

Education Center - District Office / Building B

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Building B	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	12	1463769
D2018	Building B	Fair	Drinking Fountain, Interior	2	4	1463856
Fire Suppression						
D4019	Building B	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	4,880 SF	5	1463680
D4031	Building B	Fair	Fire Extinguisher, Type ABC, up to 20 LB	4	6	1463688
HVAC						
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1471755
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471777
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1471780
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471779
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471778
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471757
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471776
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471775
D3041	Building B Roof	Fair	Air Handler (AHU), Interior, 4,001 to 6,000 CFM [AHU 1]	1	12	1463893
D3041	Building B	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1471756
D3042	Building B Roof	Fair	Exhaust Fan, 1000 CFM [EF-1]	1	2	1463840
D3042	Building B Roof	Fair	Exhaust Fan, 1000 CFM [EF 3]	1	2	1463781
Electrical						
D5012	Building B Exterior-Electrical room	Fair	Main Distribution Panel-225 AMP, 225 AMP [1H]	1	12	1463661
D5012	Building B Exterior-Electrical room	Fair	Main Distribution Panel-225 AMP, 225 AMP [1LB]	1	12	1463738
D5012	Building B Exterior-Electrical room	Fair	Main Distribution Panel-800 AMP, 800 AMP [HDP]	1	12	1463685
D5012	Building B Exterior-Electrical room	Good	Secondary Transformer, 225 kVA	1	27	1463789
D5012	Building B Exterior-Electrical room	Fair	Main Distribution Panel-800 AMP, 800 AMP [LDP]	1	12	1463762
D5012	Building B Exterior-Electrical room	Fair	Main Distribution Panel-225 AMP, 225 AMP [1LA]	1	12	1463885
D5029	Building B	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	4,880 SF	2	1463711
D5092	Building B	Fair	Exit Sign Light Fixture, LED	6	4	1463704
Equipment/Special						
E1093	Building B Breakroom Area	Fair	Commercial Kitchen, Icemaker, Freestanding	1	2	1463836
E2012	Building B	Fair	Kitchen Cabinetry, Stock Hardwood	100 LF	2	1463690

Education Center - District Office / Building C

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Building C Roof	Fair	Roof, Modified Bituminous	3,422 SF	2	1463686
Interiors						

Education Center - District Office / Building C

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C1011	Building C	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	2,810 SF	32	1463788
C1021	Building C	Fair	Interior Door, Wood-Framed Partially-Glazed	27	22	1463764
C1021	Building C	Fair	Interior Door, Wood Fire, 90-Minutes and Over	1	22	1463867
C1021	Building C	Fair	Interior Door, Steel Fire, 90-Minutes and Over	4	22	1463876
C3012	Building C	Fair	Interior Wall Finish, any surface, Prep & Paint	8,429 SF	4	1471974
C3024	Building C	Fair	Interior Floor Finish, Vinyl Tile (VCT)	824 SF	4	1463752
C3025	Building C	Fair	Interior Floor Finish, Carpet Commercial Standard	6,668 SF	6	1463683
C3031	Building C	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,124 SF	4	1471972
C3032	Building C	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	6,368 SF	7	1463848
Plumbing						
D2014	Building C	Fair	Service Sink, Floor	1	17	1463719
D2014	Building C	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	3	12	1463822
D2023	Boiler room	Fair	Water Heater, 100 GAL	1	2	1463713
Fire Suppression						
D4019	Building C	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,280 SF	5	1463773
D4031	Building C	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	6	1463666
HVAC						
D3021	Building C-Boiler room	Fair	Boiler, 5000 MBH	1	23	1463787
D3022	Building C-Boiler room	Fair	Expansion Tank, 30 GAL	1	35	1463887
D3032	Building C Roof	Fair	Ductless Split System, 3 TON	1	2	1463664
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472046
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1471781
D3041	Building C Roof	Fair	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM	1	2	1463857
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472036
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472040
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472042
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472047
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472044
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472039
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472049
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472052
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472050
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 1,301 to 2,500 CFM	1	7	1472051
D3041	Building C IT Room	Fair	Air Handler (AHU), 1200 CFM	1	7	1463776
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472035
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472037

Education Center - District Office / Building C

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472038
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472041
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472043
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472048
D3041	Building C	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472045
D3042	Building C Roof	Fair	Exhaust Fan, 1000 CFM [EF 5]	1	2	1463817
D3052	Building C Roof	Fair	Packaged Unit (RTU), 3 TON	1	13	1463681
D3052	Building C Roof	Fair	Packaged Unit (RTU), 4 TON	1	15	1463869
Electrical						
D5012	Building C-Electrical room	Fair	Main Distribution Panel-400 AMP, 400 AMP [2LA]	1	12	1463896
D5029	Building C	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	7,492 SF	2	1463811
D5092	Building C	Fair	Exit Sign Light Fixture, LED	6	4	1463716
Equipment/Special						
E2012	Building C	Fair	Kitchen Cabinetry, Stock Hardwood	80 LF	2	1463747

Education Center - District Office / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Building D Roof	Fair	Roof, Modified Bituminous	4,602 SF	2	1463712
Interiors						
C1011	Building D	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	2,761 SF	32	1463838
C1021	Building D	Fair	Interior Door, Steel	2	22	1463755
C1021	Building D	Fair	Interior Door, Steel Fire, 90-Minutes and Over	4	22	1463803
C1021	Building D	Fair	Interior Door, Wood Solid-Core	2	22	1463732
C1021	Building D	Fair	Interior Door, Wood-Framed Partially-Glazed	27	22	1463897
C1031	Building D Restroom	Fair	Toilet Partitions, Plastic/Laminate	4	2	1463865
C3012	Building D Restrooms	Fair	Interior Wall Finish, Ceramic Tile	1,104 SF	22	1463780
C3012	Building D	Fair	Interior Wall Finish, any surface, Prep & Paint	9,940 SF	3	1463709
C3024	Building D-File Storage	Fair	Interior Floor Finish, Vinyl Tile (VCT)	552 SF	3	1463703
C3024	Building D Restrooms	Fair	Interior Floor Finish, Ceramic Tile	460 SF	22	1463794
C3025	Building D	Fair	Interior Floor Finish, Carpet Commercial Standard	8,192 SF	6	1463768
C3031	Building D	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	460 SF	3	1463854
C3032	Building D	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	8,744 SF	7	1463673
Plumbing						
D2011	Building D Restrooms	Fair	Toilet, Commercial Water Closet	6	12	1463756
D2012	Building D Restrooms	Fair	Urinal, Standard	2	12	1463888

Education Center - District Office / Building D

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2014	Building D	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	12	1463801
D2014	Building D Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	12	1463828
D2018	Building D	Fair	Drinking Fountain, Interior	2	4	1463874
Fire Suppression						
D4019	Building D	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,204 SF	5	1463853
D4031	Building D	Fair	Fire Extinguisher, Type ABC, up to 20 LB	5	6	1463729
HVAC						
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472065
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472079
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472077
D3041	Building D Roof	Fair	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM	1	2	1463861
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472078
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1471782
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472071
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472072
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472070
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472076
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472068
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472074
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472069
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM	1	7	1472075
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 100 to 400 CFM	1	7	1472067
D3041	Building D	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472073
D3042	Building D Roof	Fair	Exhaust Fan, 1000 CFM	1	2	1463689
D3042	Building D Roof	Fair	Exhaust Fan, 225 CFM	1	2	1463783
Electrical						
D5012	Building D-File Storage	Fair	Main Distribution Panel-225 AMP, 225 AMP [2LB]	1	12	1463720
D5029	Building D	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	9,204 SF	2	1463696
D5092	Building D	Fair	Exit Sign Light Fixture, LED	8	4	1463692
Equipment/Special						
E2012	Building D	Fair	Kitchen Cabinetry, Stock Hardwood	48 LF	2	1463672

Education Center - District Office / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2023	Building E	Fair	Storefront, 24	96 SF	12	1463731

Education Center - District Office / Building E

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Roofing						
B3011	Building E Roof	Fair	Roof, Modified Bituminous	3,476 SF	2	1463841
Interiors						
C1011	Building E	Fair	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	1,564 SF	32	1472085
C1012	Building E	Fair	Movable Partitions, Fabric Office 6' Height	20 LF	7	1463724
C1021	Building E	Fair	Interior Door, Wood-Framed Partially-Glazed	5	22	1463669
C1021	Building E	Fair	Interior Door, Aluminum-Framed Fully-Glazed	1	22	1463753
C3012	Building E	Fair	Interior Wall Finish, any surface, Prep & Paint	3,911 SF	3	1472086
C3024	Building E	Fair	Interior Floor Finish, Vinyl Tile (VCT)	1,112 SF	3	1463895
C3025	Building E	Fair	Interior Floor Finish, Carpet Commercial Standard	2,364 SF	6	1463833
C3031	Building E	Fair	Interior Ceiling Finish, any flat surface, Prep & Paint	1,043 SF	4	1463678
C3032	Building E	Fair	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	2,433 SF	7	1463662
Plumbing						
D2014	Building E	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	12	1463837
Fire Suppression						
D4019	Building E	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	3,476 SF	5	1463846
D4031	Building E	Fair	Fire Extinguisher, Wet Chemical/CO2	4	6	1463890
HVAC						
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1471783
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472092
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472091
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 1,301 to 2,500 CFM	1	7	1472095
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472093
D3041	Building E	Fair	Variable Air Volume (VAV) Unit, 401 to 800 CFM	1	7	1472094
D3041	Building E Roof	Fair	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM [AHU 4]	1	2	1463667
D3042	Building E Roof	Fair	Exhaust Fan, 1000 CFM	1	2	1463859
Electrical						
D5012	Building E	Fair	Main Distribution Panel-225 AMP, 225 AMP [1LC]	1	12	1463684
D5029	Building E	Fair	Lighting System, Interior, Medium Density & Standard Fixtures	3,476 SF	2	1463671
D5092	Building E	Fair	Exit Sign Light Fixture, LED	6	3	1463763
Equipment/Special						
E2012	Building E	Fair	Kitchen Cabinetry, Stock Hardwood	30 LF	2	1463751
Education Center - District Office / Parent Center Building						
UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						

Education Center - District Office / Parent Center Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2011	Parent Center Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	9,216 SF	3	1463695
B2011	Parent Center Building Exterior	Good	Exterior Wall, Stucco, 1-2 Stories	9,216 SF	48	1463676
B2021	Parent Center Building Exterior	Fair	Window, 12 SF	96	28	1463663
B2031	Parent Center Building Exterior	Good	Exterior Door, Aluminum-Framed Fully-Glazed	6	28	1463790
B2032	Parent Center Building Exterior	Good	Exterior Door, Steel	6	38	1463892
Roofing						
B3011	Parent Center Building Roof	Good	Roof, Single-Ply TPO/PVC Membrane	9,971 SF	18	1463746
Interiors						
C1011	Parent Center Building	Good	Interior Fiberboard Panel Wall Construction, Fiberboard Panel	13,311 SF	48	1463726
C1021	Parent Center Building-Training room	Good	Interior Door, Steel	5	38	1463812
C1021	Parent Center Building	Good	Interior Door, Wood-Framed Partially-Glazed	13	38	1463807
C1021	Parent Center Building	Good	Interior Door, Wood Solid-Core	8	38	1463737
C1021	Parent Center Building	Good	Interior Door, Aluminum-Framed Fully-Glazed	1	38	1463785
C1031	Parent Center Building	Good	Toilet Partitions, Plastic/Laminate	6	18	1463697
C3012	Parent Center Building	Good	Interior Wall Finish, any surface, Prep & Paint	598 SF	8	1472343
C3012	Parent Center Building	Good	Interior Wall Finish, Ceramic Tile	1,047 SF	38	1463855
C3024	Parent Center Building	Good	Interior Floor Finish, Vinyl Tile (VCT)	42 SF	13	1463693
C3024	Parent Center Building	Good	Interior Floor Finish, Rubber Tile	698 SF	13	1463694
C3024	Parent Center Building	Good	Interior Floor Finish, Ceramic Tile	499 SF	38	1463730
C3025	Parent Center Building	Good	Interior Floor Finish, Carpet Commercial Standard	8,774 SF	8	1463810
C3031	Parent Center Building	Good	Interior Ceiling Finish, any flat surface, Prep & Paint	499 SF	8	1463819
C3032	Parent Center Building	Good	Interior Ceiling Finish, Suspended Acoustical Tile (ACT)	9,472 SF	23	1463813
Plumbing						
D2011	Parent Center Building	Good	Toilet, Commercial Water Closet	10	28	1463761
D2012	Parent Center Building	Good	Urinal, Standard	2	28	1463718
D2014	Parent Center Building	Good	Sink/Lavatory, Wall-Hung, Vitreous China	8	28	1463860
D2014	Parent Center Building	Good	Service Sink, Floor	1	33	1463766
D2014	Parent Center Building	Good	Sink/Lavatory, Vanity Top, Stainless Steel	1	28	1463898
D2023	Parent Center Building	Good	Water Heater, 20 GAL	1	13	1463721
Fire Suppression						
D4019	Parent Center Building	NA	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	9,971 SF	5	1463829
D4031	Parent Center Building	Good	Fire Extinguisher, Type ABC, up to 20 LB	6	8	1463843
HVAC						
D3032	Parent Center Building Roof	Good	Ductless Split System, 2 TON	1	13	1463826
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 4 TON	1	18	1463745

Education Center - District Office / Parent Center Building

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 4 TON	1	18	1463842
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 5 TON	1	18	1463891
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 5 TON	1	18	1463723
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 4 TON	1	18	1463687
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 4 TON	1	18	1463875
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 5 TON	1	18	1463880
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 3 TON	1	18	1463722
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 1 TON	1	18	1463698
D3052	Parent Center Building Roof	Good	Packaged Unit (RTU), 5 TON	1	18	1463656

Electrical

D5012	Parent Center Building	Good	Main Distribution Panel-200 AMP, 200 AMP	1	28	1463653
D5012	Parent Center Building	Good	Main Distribution Panel-200 AMP, 200 AMP	1	28	1463750
D5012	Parent Center Building-Training room	Good	Main Distribution Panel, 200 AMP	1	28	1463657
D5022	Parent Center Building exterior	Good	Light Fixture, 100 WATT	22	18	1463779
D5022	Parent Center Building Exterior	Good	Light Fixture, 250 WATT	1	18	1463744
D5029	Parent Center Building	Good	Lighting System, Interior, Medium Density & Standard Fixtures	9,971 SF	18	1463844
D5092	Parent Center Building	Good	Exit Sign Light Fixture, LED	10	8	1463725

Fire Alarm & Comm

D5037	Parent Center Building	Good	Fire Alarm System, Standard Addressable, Upgrade/Install	9,971 SF	18	1463660
D5037	Parent Center Building	Good	Annunciator Alarm Panel	1	13	1463778
D5037	Parent Center Building Data Room	Good	Fire Alarm Control Panel, Addressable	1	13	1463654

Equipment/Special

E1028	Parent Center Building	Good	Defibrillator (AED), Cabinet Mounted	1	8	1463820
E1093	Parent Center Building-Kitchen	Good	Commercial Kitchen, Refrigerator, 1-Door Reach-In	1	13	1463677
E1093	Parent Center Building-Kitchen	Good	Commercial Kitchen, Food Warmer	1	13	1463881
E2012	Parent Center Building	Good	Kitchen Cabinetry, Stock Hardwood	40 LF	18	1463701

Site Development

G2044	Parent Center Building Exterior	Good	Signage, Property, Monument/Pylon, Replace/Install	1	18	1463824
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Education Center - District Office / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories	26,200 SF	32	1463850
B2011	Building Exterior	Fair	Exterior Wall, Metal Mesh Wall, 2" Thick	432 SF	27	1463879
B2011	Building Exterior	Fair	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	26,200 SF	4	1463739
B2021	Building Exterior	Fair	Window, 24 SF	251	12	1463870

Education Center - District Office / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
B2023	Building Exterior	Fair	Storefront, Metal-Framed Windows w/out Door(s)	2,460 SF	12	1463775
B2031	Building Exterior	Fair	Exterior Door, Aluminum-Framed Fully-Glazed	8	12	1463777
B2032	Building Exterior	Fair	Exterior Door, Steel	14	22	1463873
B2039	Building Exterior	Fair	Exterior Door, Metal Wire Mesh	6	7	1463792
Roofing						
B3011	Roof	Fair	Roof, Clay/Concrete Tile	6,780 SF	32	1472474
B3019	Site	Fair	Awning, Metal per SF	780 SF	22	1463740
Plumbing						
D2018	Site	Fair	Drinking Fountain, Outside/Site Style	4	4	1463682
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	12	1463851
D2021	Site	Fair	Backflow Preventer, 3 INCH	1	12	1463802
D2029	Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excl fixtures)	41,500 SF	22	1463872
HVAC						
D3016	Site	Fair	Solar Inverter, 2800 WATTS	12	3	1463717
D3022	Site	Fair	Air Separator, 8 INCH [AS-1]	1	4	1463772
D3022	Site	Fair	Expansion Tank, 50 GAL	1	22	1463852
D3031	Site	Fair	Chiller, 50 TON	1	7	1463847
D3031	Site	Fair	Chiller, 50 TON	1	7	1463679
D3045	Site	Fair	Distribution Pump, 5 HP [CHWP-2]	1	7	1463771
D3045	Site	Fair	Distribution Pump, 5 HP [CHWP-1]	1	7	1463742
Electrical						
D5012	Site	Fair	Secondary Transformer, 225 kVA [Transformer R]	1	28	1463674
D5012	Site	Fair	Building/Main Switchboard, 400 AMP	1	22	1463882
D5012	Site	Fair	Building/Main Switchboard, 600 AMP	1	38	1463832
D5012	Site	Fair	Building/Main Switchboard, 1600 AMP	1	22	1463825
D5012	Site	Fair	Building/Main Switchboard, 400 AMP	1	22	1463736
D5012	Site	Fair	Secondary Transformer, 15 kVA	1	12	1463858
D5019	Throughout building	Fair	Electrical Wiring & Switches, High Density/Complexity	41,500 SF	22	1463691
D5022	Site	Fair	Light Fixture, 150 WATT	5	2	1463728
D5022	Building exterior	Fair	Light Fixture, 100 WATT	10	2	1463758
D5022	Building exterior	Fair	Light Fixture, 250 WATT	10	2	1463699
D5022	Site	Fair	Light Fixture, 250 WATT	14	2	1463748
Fire Alarm & Comm						
D5037	Throughout building	Fair	Fire Alarm System, Standard Addressable, Upgrade/Install	41,500 SF	2	1463670
Pavement						

Education Center - District Office / Site

UF Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Seal & Stripe	98,500 SF	3	1463743
G2022	Site	Fair	Parking Lots, Asphalt Pavement, Mill & Overlay	98,500 SF	7	1463700
G2031	Site	Fair	Pedestrian Pavement, Sidewalk, Concrete Large Areas	23,981 SF	32	1463864
G2031	Building Exterior-Courtyard	Fair	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers	2,100 SF	12	1463798
G2035	Site	Fair	Exterior Stairs & Ramps, Concrete (per LF of Nosing)	20 LF	32	1463754
Site Development						
G2041	Site	Fair	Fences & Gates, Wrought Iron, 4' High	655 LF	37	1472341
G2041	Site	Good	Fences & Gates, Chain Link, 8' High	55 LF	38	1463871
G2041	Site	Good	Fences & Gates, Metal Tube, 4' High	460 LF	38	1463889
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	17	1463878
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	17	1463710
G2044	Site	Fair	Signage, Property, Monument/Pylon, Replace/Install	1	2	1463767
G2045	Site	Fair	Site Furnishings, Picnic Table, Plastic-Coated Metal	2	7	1463675
G2045	Site	Good	Site Furnishings, Picnic Table, Plastic-Coated Metal	12	23	1463862
G2048	Site	Fair	Flagpole, Metal	1	12	1463797
G2049	Site	Fair	Dumpster Accessories, Enclosures, Concrete Block (CMU), 8' High, Replace/Install	120 LF	22	1463708
Landscaping						
G2057	Site	Fair	Irrigation System, Replace/Install	85,100 SF	7	1463839
Site Lighting						
G4021	Site	Fair	Site Pole Light, 400 WATT, Replace/Install	26	17	1463791
G4021	Site	Fair	Site Walkway Bollard Light, 150 WATT, Replace/Install	5	17	1463702
G4021	Site	Fair	Site Pole Light, 400 WATT, Replace/Install	5	2	1463849

Appendix E: Replacement Reserves



Replacement Reserves Report

10/28/2019

Education Center - District Office
 * Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Building A

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2023	Building A	1463827	Storefront, 24, Replace		30	18	12	210	SF	\$60.89	\$12,786													\$12,786									\$12,786
B3011	Building A Roof	1463714	Roof, Modified Bituminous, Replace		20	18	2	958	SF	\$11.07	\$10,605			\$10,605																			\$10,605
C1031	Building A	1463735	Toilet Partitions, Plastic/Laminate, Replace		20	18	2	7	EA	\$830.25	\$5,812			\$5,812																			\$5,812
C2021	Building A	1463818	Interior Stair Treads, Raised Rubber Tile, Replace		18	14	4	112	SF	\$11.07	\$1,240				\$1,240																		\$1,240
C2021	Building Stairwell	1472508	Interior Stair Treads, Raised Rubber Tile, Replace		18	14	4	640	SF	\$11.07	\$7,085				\$7,085																		\$7,085
C3012	Building Stairwell	1476205	Interior Wall Finish, any surface, Prep & Paint		10	6	4	5280	SF	\$1.66	\$8,767				\$8,767										\$8,767								\$17,535
C3012	Building A	1463806	Interior Wall Finish, any surface, Prep & Paint		10	6	4	6787	SF	\$1.66	\$11,270				\$11,270										\$11,270								\$22,540
C3025	Building A	1463877	Interior Floor Finish, Carpet Commercial Standard, Replace		10	4	6	4321	SF	\$8.30	\$35,875						\$35,875										\$35,875						\$71,750
C3031	Building Stairwell	1476206	Interior Ceiling Finish, any flat surface, Prep & Paint		10	6	4	5280	SF	\$2.21	\$11,690				\$11,690										\$11,690								\$23,380
C3032	Building A	1463782	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	18	7	4765	SF	\$3.87	\$18,462						\$18,462																\$18,462
D2011	Building A	1463823	Toilet, Commercial Water Closet, Replace		30	18	12	6	EA	\$1,439.10	\$8,635													\$8,635									\$8,635
D2012	Building A	1463830	Urinal, Standard, Replace		30	18	12	1	EA	\$1,217.70	\$1,218													\$1,218									\$1,218
D2014	Building A	1463831	Sink/Lavatory, Vanity Top, Solid Surface or Vitreous China, Replace		30	18	12	5	EA	\$1,217.70	\$6,089													\$6,089									\$6,089
D2018	Building A	1463863	Drinking Fountain, Interior, Replace		15	11	4	2	EA	\$2,103.30	\$4,207				\$4,207															\$4,207			\$8,413
D3052	Building A Roof	1463800	Packaged Unit (RTU), 7.5 TON, Replace		20	19	1	1	EA	\$16,605.00	\$16,605		\$16,605																				\$16,605
D3052	Building A Roof	1463805	Packaged Unit (RTU), 5 Ton, Replace		20	19	1	1	EA	\$12,177.00	\$12,177		\$12,177																				\$12,177
D3052	Building A Roof	1463866	Packaged Unit (RTU), 6 TON, Replace		20	19	1	1	EA	\$16,605.00	\$16,605		\$16,605																				\$16,605
D3052	Building A Roof	1463815	Packaged Unit (RTU), 6 TON, Replace		20	19	1	1	EA	\$16,605.00	\$16,605		\$16,605																				\$16,605
D4019	Building A	1463795	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate		40	35	5	5084	SF	\$5.54	\$28,140				\$28,140																		\$28,140
D4031	Building A	1463665	Fire Extinguisher, Wet Chemical/CO2, Replace		10	4	6	2	EA	\$332.10	\$664						\$664										\$664						\$1,328
D5029	Building A	1463668	Lighting System, Interior, Medium Density & Standard Fixtures, Replace		20	18	2	5084	SF	\$8.86	\$45,024			\$45,024																			\$45,024
D5037	Building A IT Room	1463741	Fire Alarm Control Panel, Addressable, Replace		15	11	4	1	EA	\$16,605.00	\$16,605				\$16,605															\$16,605			\$33,210
D5092	Building A	1463759	Exit Sign Light Fixture, LED, Replace		10	6	4	6	EA	\$243.54	\$1,461				\$1,461										\$1,461								\$2,922
E1028	Building A	1463808	Defibrillator (AED), Cabinet Mounted, Replace		10	4	6	1	EA	\$1,660.50	\$1,661					\$1,661												\$1,661					\$3,321
Totals, Unescalated												\$0	\$61,992	\$61,441	\$0	\$62,325	\$28,140	\$38,200	\$18,462	\$0	\$0	\$0	\$0	\$28,727	\$0	\$33,188	\$0	\$38,200	\$0	\$0	\$20,812	\$0	\$391,486
Totals, Escalated (3.0% inflation, compounded annually)												\$0	\$63,852	\$65,182	\$0	\$70,147	\$32,622	\$45,613	\$22,706	\$0	\$0	\$0	\$0	\$40,957	\$0	\$50,200	\$0	\$61,299	\$0	\$0	\$36,493	\$0	\$489,072

* Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Building B

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EA	Age	RUL	Quantity	Unit	Unit Cost *	Subtotal2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate	
B3011	Building B Roof	1463774	Roof, Modified Bituminous, Replace		20	18	2	2440	SF	\$11.07	\$27,011			\$27,011																			\$27,011	
C3012	Building B	1463814	Interior Wall Finish, any surface, Prep & Paint		10	6	4	6734	SF	\$1.66	\$11,182				\$11,182										\$11,182									\$22,364
C3024	Building B	1463809	Interior Floor Finish, Vinyl Tile (VCT), Replace		15	11	4	1318	SF	\$5.54	\$7,295				\$7,295																\$7,295			\$14,590
C3025	Building B	1463894	Interior Floor Finish, Carpet Commercial Standard, Replace		10	4	6	3416	SF	\$8.30	\$28,361						\$28,361										\$28,361						\$56,723	
C3031	Building B	1463765	Interior Ceiling Finish, any flat surface, Prep & Paint		10	6	4	1464	SF	\$2.21	\$3,241				\$3,241										\$3,241								\$6,483	
C3032	Building B	1471753	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace		25	18	7	3416	SF	\$3.87	\$13,235						\$13,235																\$13,235	
D1011	Building B-Elevator Room	1463749	Elevator Controls, 1 CAR, Modernize		20	18	2	1	EA	\$5,535.00	\$5,535			\$5,535																			\$5,535	
D1011	Building B-Elevator Room	1463883	Elevator, 2500 LB, Renovate		30	18	12	1	EA	\$60,885.00	\$60,885													\$60,885									\$60,885	
D1019	Building B	1463706	Elevator Cab Finishes, Standard w/ Stainless Steel Doors, Replace		15	11	4	1	EA	\$9,963.00	\$9,963				\$9,963															\$9,963			\$19,926	
D2011	Building B	1463715	Toilet, Commercial Water Closet, Replace		30	18	12	2	EA	\$1,439.10	\$2,878													\$2,878									\$2,878	
D2014	Building B	1463757	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	18	12	4	EA	\$1,328.40	\$5,314													\$5,314									\$5,314	
D2014	Building B	1463821	Sink/Lavatory, Wall-Hung, Vitreous China, Replace		30	18	12	2	EA	\$1,660.50	\$3,321													\$3,321									\$3,321	
D2014	Building B	1463769	Sink/Lavatory, Vanity Top, Stainless Steel, Replace		30	18	12	1	EA	\$1,328.40	\$1,328													\$1,328									\$1,328	
D2014	Building B	1463804	Service Sink, Floor, Replace		35	18	17	1	EA	\$885.60	\$886																	\$886					\$886	
D2018	Building B	1463856	Drinking Fountain, Interior, Replace		15	11	4	2	EA	\$2,103.30	\$4,207				\$4,207															\$4,207			\$8,413	
D3041	Building B	1471755	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace		25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982	
D3041	Building B	1471777	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace		25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089	

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
D3041	Building B	1471780	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	25	18	7	1	EA	\$7,195.50	\$7,196								\$7,196														\$7,196
D3041	Building B	1471779	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building B	1471778	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building B	1471757	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building B	1471776	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building B	1471775	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building B	1471756	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building B Roof	1463893	Air Handler (AHU), Interior, 4,001 to 6,000 CFM, Replace	30	18	12	1	EA	\$34,317.00	\$34,317													\$34,317									\$34,317
D3042	Building B Roof	1463840	Exhaust Fan, 1000 CFM, Replace	20	18	2	1	EA	\$1,549.80	\$1,550			\$1,550																			\$1,550
D3042	Building B Roof	1463781	Exhaust Fan, 1000 CFM, Replace	20	18	2	1	EA	\$553.50	\$554			\$554																			\$554
D4019	Building B	1463680	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	40	35	5	4880	SF	\$5.54	\$27,011						\$27,011																\$27,011
D4031	Building B	1463688	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	\$166.05	\$664							\$664										\$664					\$1,328
D5012	Building B Exterior-Electrical room	1463661	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	18	12	1	EA	\$3,321.00	\$3,321													\$3,321									\$3,321
D5012	Building B Exterior-Electrical room	1463738	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	18	12	1	EA	\$2,214.00	\$2,214													\$2,214									\$2,214
D5012	Building B Exterior-Electrical room	1463685	Main Distribution Panel-800 AMP, 800 AMP, Replace	30	18	12	1	EA	\$11,070.00	\$11,070													\$11,070									\$11,070
D5012	Building B Exterior-Electrical room	1463762	Main Distribution Panel-800 AMP, 800 AMP, Replace	30	18	12	1	EA	\$11,070.00	\$11,070													\$11,070									\$11,070
D5012	Building B Exterior-Electrical room	1463885	Main Distribution Panel-225 AMP, 225 AMP, Replace	30	18	12	1	EA	\$2,214.00	\$2,214													\$2,214									\$2,214
D5029	Building B	1463711	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	18	2	4880	SF	\$8.86	\$43,217			\$43,217																			\$43,217
D5092	Building B	1463704	Exit Sign Light Fixture, LED, Replace	10	6	4	6	EA	\$243.54	\$1,461				\$1,461									\$1,461									\$2,922
E1093	Building B Breakroom Area	1463836	Commercial Kitchen, Icemaker, Freestanding, Replace	15	13	2	1	EA	\$7,416.90	\$7,417			\$7,417															\$7,417				\$14,834
E2012	Building B	1463690	Kitchen Cabinetry, Stock Hardwood, Replace	20	18	2	100	LF	\$332.10	\$33,210			\$33,210																			\$33,210
Totals, Unescalated											\$0	\$0	\$118,493	\$0	\$37,349	\$27,011	\$29,026	\$66,925	\$0	\$0	\$0	\$0	\$137,932	\$0	\$15,884	\$0	\$29,026	\$8,303	\$0	\$21,465	\$0	\$491,413
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$125,710	\$0	\$42,037	\$31,313	\$34,658	\$82,309	\$0	\$0	\$0	\$0	\$196,658	\$0	\$24,026	\$0	\$46,577	\$13,723	\$0	\$37,639	\$0	\$634,650

* Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Building C

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B3011	Building C Roof	1463686	Roof, Modified Bituminous, Replace	20	18	2	3422	SF	\$11.07	\$37,882			\$37,882																			\$37,882
C3012	Building C	1471974	Interior Wall Finish, any surface, Prep & Paint	10	6	4	8429	SF	\$1.66	\$13,996				\$13,996									\$13,996									\$27,993
C3024	Building C	1463752	Interior Floor Finish, Vinyl Tile (VCT), Replace	15	11	4	824	SF	\$5.54	\$4,561				\$4,561														\$4,561			\$9,122	
C3025	Building C	1463683	Interior Floor Finish, Carpet Commercial Standard, Replace	10	4	6	6668	SF	\$8.30	\$55,361						\$55,361										\$55,361					\$110,722	
C3031	Building C	1471972	Interior Ceiling Finish, any flat surface, Prep & Paint	10	6	4	1124	SF	\$2.21	\$2,489				\$2,489									\$2,489								\$4,977	
C3032	Building C	1463848	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	25	18	7	6368	SF	\$3.87	\$24,673							\$24,673														\$24,673	
D2014	Building C	1463822	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	18	12	3	EA	\$1,328.40	\$3,985												\$3,985									\$3,985	
D2014	Building C	1463719	Service Sink, Floor, Replace	35	18	17	1	EA	\$885.60	\$886																	\$886				\$886	
D2023	Boiler room	1463713	Water Heater, 100 GAL, Replace	20	18	2	1	EA	\$18,376.20	\$18,376			\$18,376																		\$18,376	
D3032	Building C Roof	1463664	Ductless Split System, 3 TON, Replace	15	13	2	1	EA	\$6,752.70	\$6,753			\$6,753														\$6,753				\$13,505	
D3041	Building C Roof	1463857	Air Handler (AHU), Exterior, 8,001 to 10,000 CFM, Replace	20	18	2	1	EA	\$65,091.60	\$65,092			\$65,092																			\$65,092
D3041	Building C	1472046	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building C	1471781	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building C	1472036	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building C	1472040	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building C	1472042	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building C	1472047	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	25	18	7	1	EA	\$7,195.50	\$7,196								\$7,196														\$7,196
D3041	Building C	1472044	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building C	1472039	Variable Air Volume (VAV) Unit, 100 to 400 CFM, Replace	25	18	7	1	EA	\$4,981.50	\$4,982								\$4,982														\$4,982
D3041	Building C	1472049	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building C	1472052	Variable Air Volume (VAV) Unit, 801 to 1,300 CFM, Replace	25	18	7	1	EA	\$7,195.50	\$7,196								\$7,196														\$7,196
D3041	Building C	1472050	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	25	18	7	1	EA	\$6,088.50	\$6,089								\$6,089														\$6,089
D3041	Building C	1472051	Variable Air Volume (VAV) Unit, 1,301 to 2,500 CFM, Replace	25	18	7	1	EA	\$10,405.80	\$10,406								\$10,406														\$10,406
D3041	Building C IT Room	1463776	Air Handler (AHU), 1200 CFM, Replace	25	18	7	1	EA	\$10,184.40	\$10,184																						

* Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Building E

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate		
B2023	Building E	Storefront, 24, Replace	1463731		30	18	12	96	SF	\$60.89	\$5,845												\$5,845									\$5,845		
B3011	Building E Roof	Roof, Modified Bituminous, Replace	1463841		20	18	2	3476	SF	\$11.07	\$38,479		\$38,479																			\$38,479		
C1012	Building E	Movable Partitions, Fabric Office 6' Height, Replace	1463724		25	18	7	20	LF	\$32.55	\$651							\$651														\$651		
C3012	Building E	Interior Wall Finish, any surface, Prep & Paint	1472086		10	7	3	3911	SF	\$1.66	\$6,494			\$6,494									\$6,494									\$6,494		
C3024	Building E	Interior Floor Finish, Vinyl Tile (VCT), Replace	1463895		15	12	3	1112	SF	\$5.54	\$6,155			\$6,155														\$6,155				\$6,155		
C3025	Building E	Interior Floor Finish, Carpet Commercial Standard, Replace	1463833		10	4	6	2364	SF	\$8.30	\$19,627					\$19,627											\$19,627					\$19,627		
C3031	Building E	Interior Ceiling Finish, any flat surface, Prep & Paint	1463678		10	6	4	1043	SF	\$2.21	\$2,309				\$2,309									\$2,309								\$2,309		
C3032	Building E	Interior Ceiling Finish, Suspended Acoustical Tile (ACT), Replace	1463662		25	18	7	2433	SF	\$3.87	\$9,427							\$9,427														\$9,427		
D2014	Building E	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	1463837		30	18	12	2	EA	\$1,328.40	\$2,657											\$2,657										\$2,657		
D3041	Building E Roof	Air Handler (AHU), Exterior, 4,001 to 6,000 CFM, Replace	1463667		20	18	2	1	EA	\$41,180.40	\$41,180		\$41,180																			\$41,180		
D3041	Building E	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	1471783		25	18	7	1	EA	\$6,088.50	\$6,089							\$6,089														\$6,089		
D3041	Building E	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	1472092		25	18	7	1	EA	\$6,088.50	\$6,089							\$6,089														\$6,089		
D3041	Building E	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	1472091		25	18	7	1	EA	\$6,088.50	\$6,089							\$6,089														\$6,089		
D3041	Building E	Variable Air Volume (VAV) Unit, 1,301 to 2,500 CFM, Replace	1472095		25	18	7	1	EA	\$10,405.80	\$10,406							\$10,406														\$10,406		
D3041	Building E	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	1472093		25	18	7	1	EA	\$6,088.50	\$6,089							\$6,089														\$6,089		
D3041	Building E	Variable Air Volume (VAV) Unit, 401 to 800 CFM, Replace	1472094		25	18	7	1	EA	\$6,088.50	\$6,089							\$6,089														\$6,089		
D3042	Building E Roof	Exhaust Fan, 1000 CFM, Replace	1463859		20	18	2	1	EA	\$553.50	\$554		\$554																			\$554		
D4019	Building E	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1463846		40	35	5	3476	SF	\$5.54	\$19,240				\$19,240																	\$19,240		
D4031	Building E	Fire Extinguisher, Wet Chemical/CO2, Replace	1463890		10	4	6	4	EA	\$332.10	\$1,328					\$1,328										\$1,328						\$1,328		
D5012	Building E	Main Distribution Panel-225 AMP, 225 AMP, Replace	1463684		30	18	12	1	EA	\$2,214.00	\$2,214											\$2,214										\$2,214		
D5029	Building E	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	1463671		20	18	2	3476	SF	\$8.86	\$30,783		\$30,783																			\$30,783		
D5092	Building E	Exit Sign Light Fixture, LED, Replace	1463763		10	7	3	6	EA	\$243.54	\$1,461			\$1,461								\$1,461										\$1,461		
E2012	Building E	Kitchen Cabinetry, Stock Hardwood, Replace	1463751		20	18	2	30	LF	\$332.10	\$9,963		\$9,963																			\$9,963		
Totals, Unescalated											\$0	\$0	\$120,960	\$14,110	\$2,309	\$19,240	\$20,956	\$50,926	\$0	\$0	\$0	\$0	\$10,716	\$7,955	\$2,309	\$0	\$20,956	\$0	\$6,155	\$0	\$0	\$0	\$0	\$276,591
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$128,326	\$15,419	\$2,599	\$22,304	\$25,022	\$62,632	\$0	\$0	\$0	\$0	\$15,278	\$11,683	\$3,493	\$0	\$33,627	\$0	\$10,478	\$0	\$0	\$0	\$0	\$330,862

* Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Parent Center Building

Uniformat Code	Location	Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency Repair Estimate
B2011	Parent Center Building Exterior	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	1463695		10	7	3	9216	SF	\$3.54	\$32,647			\$32,647										\$32,647								\$32,647
B3011	Parent Center Building Roof	Roof, Single-Ply TPO/PVC Membrane, Replace	1463746		20	2	18	9971	SF	\$18.82	\$187,644																	\$187,644				\$187,644
C1031	Parent Center Building	Toilet Partitions, Plastic/Laminate, Replace	1463697		20	2	18	6	EA	\$830.25	\$4,982																					\$4,982
C3012	Parent Center Building	Interior Wall Finish, any surface, Prep & Paint	1472343		10	2	8	598	SF	\$1.66	\$993								\$993													\$993
C3024	Parent Center Building	Interior Floor Finish, Vinyl Tile (VCT), Replace	1463693		15	2	13	42	SF	\$5.54	\$232													\$232								\$232
C3024	Parent Center Building	Interior Floor Finish, Rubber Tile, Replace	1463694		15	2	13	698	SF	\$9.96	\$6,954													\$6,954								\$6,954
C3025	Parent Center Building	Interior Floor Finish, Carpet Commercial Standard, Replace	1463810		10	2	8	8774	SF	\$8.30	\$72,846								\$72,846									\$72,846				\$72,846
C3031	Parent Center Building	Interior Ceiling Finish, any flat surface, Prep & Paint	1463819		10	2	8	499	SF	\$2.21	\$1,105									\$1,105									\$1,105			\$1,105
D2023	Parent Center Building	Water Heater, 20 GAL, Replace	1463721		15	2	13	1	EA	\$719.55	\$720													\$720								\$720
D3032	Parent Center Building Roof	Ductless Split System, 2 TON, Replace	1463826		15	2	13	1	EA	\$5,313.60	\$5,314													\$5,314								\$5,314
D3052	Parent Center Building Roof	Packaged Unit (RTU), 4 TON, Replace	1463745		20	2	18	1	EA	\$9,963.00	\$9,963																		\$9,963			\$9,963
D3052	Parent Center Building Roof	Packaged Unit (RTU), 4 TON, Replace	1463842		20	2	18	1	EA	\$9,963.00	\$9,963																		\$9,963			\$9,963
D3052	Parent Center Building Roof	Packaged Unit (RTU), 5 TON, Replace	1463891		20	2	18	1	EA	\$12,177.00	\$12,177																		\$12,177			\$12,177
D3052	Parent Center Building Roof	Packaged Unit (RTU), 5 TON, Replace	1463723		20	2	18	1	EA	\$12,177.00	\$12,177																		\$12,177			\$12,177
D3052	Parent Center Building Roof	Packaged Unit (RTU), 4 TON, Replace	1463687		20	2	18	1	EA	\$9,963.00	\$9,963																		\$9,963			\$9,963
D3052	Parent Center Building Roof	Packaged Unit (RTU), 4 TON, Replace	1463875		20	2	18	1	EA	\$9,963.00	\$9,963																		\$9,963			\$9,963
D3052	Parent Center Building Roof	Packaged Unit (RTU), 5 TON, Replace	1463880		20	2	18	1	EA	\$12,177.00	\$12,177																		\$12,177			\$12,177
D3052	Parent Center Building Roof	Packaged Unit (RTU), 3 TON, Replace	1463722		20	2	18	1	EA	\$8,302.50	\$8,303																		\$8,303			\$8,303
D3052	Parent Center Building Roof	Packaged Unit (RTU), 1 TON, Replace	1463698		20	2	18	1	EA	\$5,535.00	\$5,535																		\$5,535			\$5,535
D3052	Parent Center Building Roof	Packaged Unit (RTU), 5 TON, Replace	1463656		20	2	18	1	EA	\$12,177.00	\$12,177																	\$12,177				\$12,177
D4019	Parent Center Building	Sprinkler System, Full Retrofit, Medium Density/Complexity, Renovate	1463829		40	35	5	9971	SF	\$5.54	\$55,189				\$55,189																	\$55,189
D4031	Parent Center Building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	1463843		10	2	8	6	EA	\$166.05	\$996					</																

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate							
D5022	Parent Center Building Exterior	1463744	Light Fixture, 250 WATT, Replace	20	2	18	1	EA	\$210.33	\$210																						\$210	\$210							
D5029	Parent Center Building	1463844	Lighting System, Interior, Medium Density & Standard Fixtures, Replace	20	2	18	9971	SF	\$8.86	\$88,303																						\$88,303	\$88,303							
D5037	Parent Center Building	1463778	Annunciator Alarm Panel, , Replace	15	2	13	1	EA	\$1,749.06	\$1,749													\$1,749										\$1,749	\$1,749						
D5037	Parent Center Building Data Room	1463654	Fire Alarm Control Panel, Addressable, Replace	15	2	13	1	EA	\$16,605.00	\$16,605													\$16,605										\$16,605	\$16,605						
D5037	Parent Center Building	1463660	Fire Alarm System, Standard Addressable, Upgrade/Install	20	2	18	9971	SF	\$4.43	\$44,152																						\$44,152	\$44,152							
D5092	Parent Center Building	1463725	Exit Sign Light Fixture, LED, Replace	10	2	8	10	EA	\$243.54	\$2,435									\$2,435													\$2,435	\$4,871							
E1028	Parent Center Building	1463820	Defibrillator (AED), Cabinet Mounted, Replace	10	2	8	1	EA	\$1,660.50	\$1,661									\$1,661													\$1,661	\$3,321							
E1093	Parent Center Building-Kitchen	1463677	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	15	2	13	1	EA	\$2,988.90	\$2,989														\$2,989									\$2,989	\$2,989						
E1093	Parent Center Building-Kitchen	1463881	Commercial Kitchen, Food Warmer, Replace	15	2	13	1	EA	\$1,881.90	\$1,882														\$1,882									\$1,882	\$1,882						
E2012	Parent Center Building	1463701	Kitchen Cabinetry, Stock Hardwood, Replace	20	2	18	40	LF	\$332.10	\$13,284																						\$13,284	\$13,284							
G2044	Parent Center Building Exterior	1463824	Signage, Property, Monument/Pylon, Replace/Install	20	2	18	1	EA	\$10,516.50	\$10,517																						\$10,517	\$10,517							
Totals, Unescalated											\$0	\$0	\$0	\$32,647	\$0	\$55,189	\$0	\$0	\$80,036	\$0	\$0	\$0	\$0	\$69,091	\$0	\$0	\$0	\$0	\$536,152	\$0	\$0					\$773,116				
Totals, Escalated (3.0% inflation, compounded annually)											\$0	\$0	\$0	\$35,674	\$0	\$63,980	\$0	\$0	\$101,387	\$0	\$0	\$0	\$0	\$101,463	\$0	\$0	\$0	\$0	\$912,763	\$0	\$0									\$1,215,267

* Markup/LocationFactor (1.107) has been included in unit costs.

Education Center - District Office / Site

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	Deficiency	Repair Estimate			
B2011	Building Exterior	1463739	Exterior Wall, Stucco, 1-2 Stories, Prep & Fog Coat or Paint	10	6	4	26200	SF	\$3.54	\$92,811					\$92,811										\$92,811									\$185,622		
B2021	Building Exterior	1463870	Window, 24 SF, Replace	30	18	12	251	EA	\$1,051.65	\$263,964													\$263,964											\$263,964	\$263,964	
B2023	Building Exterior	1463775	Storefront, Metal-Framed Windows w/out Door(s), Replace	30	18	12	2460	SF	\$60.89	\$149,777													\$149,777											\$149,777	\$149,777	
B2031	Building Exterior	1463777	Exterior Door, Aluminum-Framed Fully-Glazed, Replace	30	18	12	8	EA	\$1,439.10	\$11,513													\$11,513											\$11,513	\$11,513	
B2039	Building Exterior	1463792	Exterior Door, Metal Wire Mesh, Replace	10	3	7	6	EA	\$3,154.95	\$18,930								\$18,930									\$18,930							\$18,930	\$37,859	
D2018	Site	1463682	Drinking Fountain, Outside/Site Style, Replace	15	11	4	4	EA	\$3,985.20	\$15,941					\$15,941																	\$15,941	\$31,882			
D2021	Site	1463851	Backflow Preventer, 3 INCH, Replace	30	18	12	1	EA	\$5,756.40	\$5,756													\$5,756											\$5,756	\$5,756	
D2021	Site	1463802	Backflow Preventer, 3 INCH, Replace	30	18	12	1	EA	\$5,756.40	\$5,756													\$5,756											\$5,756	\$5,756	
D3016	Site	1463717	Solar Inverter, 2800 WATTS, Replace	15	12	3	12	EA	\$3,321.00	\$39,852				\$39,852																		\$39,852	\$79,704			
D3022	Site	1463772	Air Separator, 8 INCH, Replace	15	11	4	1	EA	\$8,081.10	\$8,081					\$8,081																	\$8,081	\$16,162			
D3031	Site	1463847	Chiller, 50 TON, Replace	25	18	7	1	EA	\$66,973.50	\$66,974								\$66,974																\$66,974	\$66,974	
D3031	Site	1463679	Chiller, 50 TON, Replace	25	18	7	1	EA	\$66,973.50	\$66,974								\$66,974																\$66,974	\$66,974	
D3045	Site	1463771	Distribution Pump, 5 HP, Replace	25	18	7	1	EA	\$6,752.70	\$6,753								\$6,753																\$6,753	\$6,753	
D3045	Site	1463742	Distribution Pump, 5 HP, Replace	25	18	7	1	EA	\$6,752.70	\$6,753								\$6,753																\$6,753	\$6,753	
D5012	Site	1463858	Secondary Transformer, 15 kVA, Replace	30	18	12	1	EA	\$6,642.00	\$6,642													\$6,642											\$6,642	\$6,642	
D5022	Site	1463728	Light Fixture, 150 WATT, Replace	20	18	2	5	EA	\$188.19	\$941			\$941																					\$941	\$941	
D5022	Building exterior	1463758	Light Fixture, 100 WATT, Replace	20	18	2	10	EA	\$210.33	\$2,103			\$2,103																					\$2,103	\$2,103	
D5022	Building exterior	1463699	Light Fixture, 250 WATT, Replace	20	18	2	10	EA	\$210.33	\$2,103			\$2,103																					\$2,103	\$2,103	
D5022	Site	1463748	Light Fixture, 250 WATT, Replace	20	18	2	14	EA	\$243.54	\$3,410			\$3,410																					\$3,410	\$3,410	
D5037	Throughout building	1463670	Fire Alarm System, Standard Addressable, Upgrade/Install	20	18	2	41500	SF	\$4.43	\$183,762			\$183,762																					\$183,762	\$183,762	
G2022	Site	1463743	Parking Lots, Asphalt Pavement, Seal & Stripe	5	2	3	98500	SF	\$0.50	\$49,068			\$49,068					\$49,068					\$49,068					\$49,068						\$49,068	\$196,271	
G2022	Site	1463700	Parking Lots, Asphalt Pavement, Mill & Overlay	25	18	7	98500	SF	\$3.87	\$381,638								\$381,638																	\$381,638	\$381,638
G2031	Building Exterior-Courtyard	1463798	Pedestrian Pavement, Sidewalk, Clay Brick/Masonry Pavers, Replace	30	18	12	2100	SF	\$36.53	\$76,715													\$76,715											\$76,715	\$76,715	
G2044	Site	1463767	Signage, Property, Monument/Pylon, Replace/Install	20	18	2	1	EA	\$10,516.50	\$10,517			\$10,517																					\$10,517	\$10,517	
G2044	Site	1463878	Signage, Property, Monument/Pylon, Replace/Install	20	3	17	1	EA	\$10,516.50	\$10,517																		\$10,517						\$10,517	\$10,517	
G2044	Site	1463710	Signage, Property, Monument/Pylon, Replace/Install	20	3	17	1	EA	\$10,516.50	\$10,517																		\$10,517						\$10,517	\$10,517	
G2045	Site	1463675	Site Furnishings, Picnic Table, Plastic-Coated Metal, Replace	25	18	7	2	EA	\$1,549.80	\$3,100								\$3,100																\$3,100	\$3,100	
G2048	Site	1463797	Flagpole, Metal, Replace	30	18	12	1	EA	\$2,767.50	\$2,768													\$2,768											\$2,768	\$2,768	
G2057	Site	1463839	Irrigation System, , Replace/Install	25	18	7	85100	SF	\$3.87	\$329,720								\$329,720																\$329,720	\$329,720	
G4021	Site	1463849	Site Pole Light, 400 WATT, Replace/Install	20	18	2	5	EA	\$4,428.00	\$22,140			\$22,140																					\$22,140	\$22,140	
G4021	Site	1463791	Site Pole Light, 400 WATT, Replace/Install	20	3	17	26	EA	\$4,428.00	\$115,128																		\$115,128						\$115,128	\$115,128	
G4021	Site	1463702	Site Walkway Bollard Light, 1																																	

Appendix F: Equipment Inventory List

D10 CONVEYING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463883	D1011	Elevator	2500 LB	Education Center - District Office / Building B	Building B-Elevator Room	U.S. Electrical Motors	EZ20S1 BZ	6333DD22	2001		
2	1463749	D1011	Elevator Controls	1 CAR	Education Center - District Office / Building B	Building B-Elevator Room	MCE	HMC-1000-PHC	3018932	2001		
D20 PLUMBING												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463851	D2021	Backflow Preventer	3 INCH	Education Center - District Office / Site	Site				2001		
2	1463802	D2021	Backflow Preventer	3 INCH	Education Center - District Office / Site	Site				2001		
3	1463713	D2023	Water Heater	100 GAL	Education Center - District Office / Building C	Boiler room	Lochinvar	CNR090-100	WE9478990	2001		
4	1463721	D2023	Water Heater	20 GAL	Education Center - District Office / Parent Center Building	Parent Center Building	A. O. Smith	DEL-20 102	1645103887184	2017		
D30 HVAC												
Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463717	D3016	Solar Inverter	2800 WATTS	Education Center - District Office / Site	Site				2001		12
2	1463787	D3021	Boiler	5000 MBH	Education Center - District Office / Building C	Building C-Boiler room	Laars Heating Systems	MT2V0500NACK1BXN	C 14 263693	2012		
3	1463772	D3022	Air Separator [AS-1]	8 INCH	Education Center - District Office / Site	Site				2001		
4	1463887	D3022	Expansion Tank	30 GAL	Education Center - District Office / Building C	Building C-Boiler room	Manchester tank	302764		2014		
5	1463852	D3022	Expansion Tank	50 GAL	Education Center - District Office / Site	Site				2001		
6	1463847	D3031	Chiller	50 TON	Education Center - District Office / Site	Site	Trane	CGAFC504ACA1A0000000000000000	C99L23960M	2001		
7	1463679	D3031	Chiller	50 TON	Education Center - District Office / Site	Site	Trane	CGAFC504ACA1A0000000000000000	C99L23959M	2001		
8	1463826	D3032	Ductless Split System	2 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	Fujitsu	A0U24RLB	FRN013169	2017		
9	1463664	D3032	Ductless Split System	3 TON	Education Center - District Office / Building C	Building C Roof	Mitsubishi Electric	PU36EK	Illegible	2001		
10	1463776	D3041	Air Handler (AHU)	1200 CFM	Education Center - District Office / Building C	Building C IT Room	Mitsubishi Electric	Inaccessible	Inaccessible	2001		
11	1463857	D3041	Air Handler (AHU)	8400 CFM	Education Center - District Office / Building C	Building C Roof	Trane	TSCA021U0A00000000AAS0A273	K99M088800	2001		
12	1463861	D3041	Air Handler (AHU)	8400 CFM	Education Center - District Office / Building D	Building D Roof	Trane	TSCA021GAB0AAC0CAF0EABBCAC00000000AAAC	K99M088940	2001		
13	1463893	D3041	Air Handler (AHU) [AHU 1]	4,800 CFM	Education Center - District Office / Building B	Building B Roof	Trane	TSCA012U0A0 00000'00AAS0A252 0	K99M088720	2001		
14	1463667	D3041	Air Handler (AHU) [AHU 4]	4800 CFM	Education Center - District Office / Building E	Building E Roof	Trane	TSCA012FCA00A00A	K99M089310	2001		
15	1472051	D3041	Variable Air Volume (VAV) Unit	1500 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
16	1472095	D3041	Variable Air Volume (VAV) Unit	1500 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
17	1471781	D3041	Variable Air Volume (VAV) Unit	300 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
18	1472036	D3041	Variable Air Volume (VAV) Unit	300 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
19	1471755	D3041	Variable Air Volume (VAV) Unit	350 CFM	Education Center - District Office / Building B	Building B				2001		
20	1472065	D3041	Variable Air Volume (VAV) Unit	200 CFM	Education Center - District Office / Building D	Building D				2001		
21	1472040	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
22	1472042	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
23	1472039	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
24	1471782	D3041	Variable Air Volume (VAV) Unit	200 CFM	Education Center - District Office / Building D	Building D				2001		
25	1472035	D3041	Variable Air Volume (VAV) Unit	300 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
26	1472037	D3041	Variable Air Volume (VAV) Unit	200 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
27	1472038	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
28	1472041	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
29	1472043	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
30	1472067	D3041	Variable Air Volume (VAV) Unit	200 CFM	Education Center - District Office / Building D	Building D				2001		
31	1471756	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
32	1472046	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
33	1471777	D3041	Variable Air Volume (VAV) Unit	500 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
34	1471783	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
35	1472092	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
36	1472044	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
37	1472091	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
38	1472049	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
39	1472050	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
40	1471779	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
41	1471778	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
42	1472071	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building D	Building D				2001		
43	1472072	D3041	Variable Air Volume (VAV) Unit	400 CFM	Education Center - District Office / Building D	Building D				2001		
44	1471757	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
45	1472070	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building D	Building D				2001		
46	1471776	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
47	1472068	D3041	Variable Air Volume (VAV) Unit	500 CFM	Education Center - District Office / Building D	Building D				2001		
48	1472093	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
49	1472094	D3041	Variable Air Volume (VAV) Unit	700 CFM	Education Center - District Office / Building E	Building E	Inaccessible	Inaccessible	Inaccessible	2001		
50	1472069	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building D	Building D				2001		
51	1472048	D3041	Variable Air Volume (VAV) Unit	800 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible	Inaccessible	2001		
52	1471775	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible	Inaccessible	2001		
53	1472073	D3041	Variable Air Volume (VAV) Unit	600 CFM	Education Center - District Office / Building D	Building D				2001		

54	1472079	D3041	Variable Air Volume (VAV) Unit	1000 CFM	Education Center - District Office / Building D	Building D						2001
55	1472077	D3041	Variable Air Volume (VAV) Unit	900 CFM	Education Center - District Office / Building D	Building D						2001
56	1471780	D3041	Variable Air Volume (VAV) Unit	1200 CFM	Education Center - District Office / Building B	Building B	Inaccessible	Inaccessible			Inaccessible	2001
57	1472078	D3041	Variable Air Volume (VAV) Unit	900 CFM	Education Center - District Office / Building D	Building D						2001
58	1472047	D3041	Variable Air Volume (VAV) Unit	1000 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible			Inaccessible	2001
59	1472052	D3041	Variable Air Volume (VAV) Unit	1000 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible			Inaccessible	2001
60	1472076	D3041	Variable Air Volume (VAV) Unit	900 CFM	Education Center - District Office / Building D	Building D						2001
61	1472074	D3041	Variable Air Volume (VAV) Unit	1000 CFM	Education Center - District Office / Building D	Building D						2001
62	1472075	D3041	Variable Air Volume (VAV) Unit	900 CFM	Education Center - District Office / Building D	Building D						2001
63	1472045	D3041	Variable Air Volume (VAV) Unit	900 CFM	Education Center - District Office / Building C	Building C	Inaccessible	Inaccessible			Inaccessible	2001
64	1463689	D3042	Exhaust Fan	1000 CFM	Education Center - District Office / Building D	Building D Roof	No tag/plate found	Inaccessible			Inaccessible	2001
65	1463859	D3042	Exhaust Fan	1000 CFM	Education Center - District Office / Building E	Building E Roof	No tag/plate found	Inaccessible			Inaccessible	2001
66	1463783	D3042	Exhaust Fan	225 CFM	Education Center - District Office / Building D	Building D Roof	Loren Cook Company	100 ACEB			138S5997910000037050500	2001
67	1463781	D3042	Exhaust Fan [EF 3]	1000 CFM	Education Center - District Office / Building B	Building B Roof	Inaccessible	Inaccessible			Inaccessible	2001
68	1463817	D3042	Exhaust Fan [EF 5]	1000 CFM	Education Center - District Office / Building C	Building C Roof	No tag/plate found	Inaccessible			Inaccessible	2001
69	1463840	D3042	Exhaust Fan [EF-1]	1000CFM	Education Center - District Office / Building B	Building B Roof	Loren Cook Company	120 ACEB			13855784090000088041199	2001
70	1463742	D3045	Distribution Pump [CHWP-1]	5 HP	Education Center - District Office / Site	Site	No tag/plate found	No tag/plate found			No tag/plate found	2001
71	1463771	D3045	Distribution Pump [CHWP-2]	5 HP	Education Center - District Office / Site	Site	No tag/plate found	No tag/plate found			No tag/plate found	2001
72	1463698	D3052	Packaged Unit (RTU)	1 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD424000K000F1			C164416262	2017
73	1463681	D3052	Packaged Unit (RTU)	3 TON	Education Center - District Office / Building C	Building C Roof	Trane	4YCC3036A1064BA			123011808L	2012
74	1463722	D3052	Packaged Unit (RTU)	3 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD436000H000F1			C164345012	2017
75	1463745	D3052	Packaged Unit (RTU)	4 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD448000H000F1			C164748742	2017
76	1463842	D3052	Packaged Unit (RTU)	4 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD448000H000F1			C164925465	2017
77	1463687	D3052	Packaged Unit (RTU)	4 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD448000H000F1			C164748741	2017
78	1463875	D3052	Packaged Unit (RTU)	4 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD448000H000F1			C164748740	2017
79	1463869	D3052	Packaged Unit (RTU)	4 TON	Education Center - District Office / Building C	Building C Roof	Trane	4YCC3048A1075BA			14265RU29H	2014
80	1463891	D3052	Packaged Unit (RTU)	5 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD460000H000F1			C164647673	2017
81	1463723	D3052	Packaged Unit (RTU)	5 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD460000H000F1			C164849144	2017
82	1463880	D3052	Packaged Unit (RTU)	5 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD460000H000F1			C164546939	2017
83	1463656	D3052	Packaged Unit (RTU)	5 TON	Education Center - District Office / Parent Center Building	Parent Center Building Roof	ICP	PHD460000H000F1			C164042924	2017
84	1463866	D3052	Packaged Unit (RTU) [AC-1]	6 TON	Education Center - District Office / Building A	Building A Roof	Trane	YCHO74C4LFBF			R19101861D	2000
85	1463815	D3052	Packaged Unit (RTU) [AC-2]	6 TON	Education Center - District Office / Building A	Building A Roof	Trane	YCH074C4LFBF			R19101810D	2000
86	1463800	D3052	Packaged Unit (RTU) [AC-3]	7.5 TON	Education Center - District Office / Building A	Building A Roof	Trane	YCH0091D4LFBF			R19101809D	2000
87	1463805	D3052	Packaged Unit (RTU) [AC-4]	5 TON	Education Center - District Office / Building A	Building A Roof	Trane	YCD061C4LGBF			R19101822D	2000

D40 FIRE PROTECTION

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463729	D4031	Fire Extinguisher		Education Center - District Office / Building D	Building D				2015		5
2	1463666	D4031	Fire Extinguisher		Education Center - District Office / Building C	Building C				2015		5
3	1463843	D4031	Fire Extinguisher		Education Center - District Office / Parent Center Building	Parent Center Building				2017		6
4	1463688	D4031	Fire Extinguisher		Education Center - District Office / Building B	Building B				2015		4
5	1463890	D4031	Fire Extinguisher		Education Center - District Office / Building E	Building E				2015		4
6	1463665	D4031	Fire Extinguisher		Education Center - District Office / Building A	Building A				2015		2

D50 ELECTRICAL

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463825	D5012	Building/Main Switchboard	1600 AMP	Education Center - District Office / Site	Site	Square D	12823201-001	3R	2001		
2	1463882	D5012	Building/Main Switchboard	400 AMP	Education Center - District Office / Site	Site	Square D	SB344WR	3R	2001		
3	1463736	D5012	Building/Main Switchboard	400 AMP	Education Center - District Office / Site	Site	Square D	12823201-001	3R	2001		
4	1463832	D5012	Building/Main Switchboard	600 AMP	Education Center - District Office / Site	Site	Eaton	PRL-C	SLA0781705	2017		
5	1463657	D5012	Main Distribution Panel	200 AMP	Education Center - District Office / Parent Center Building	Parent Center Building-Training room	Eaton			2017		
6	1463653	D5012	Main Distribution Panel-200 AMP	200 AMP	Education Center - District Office / Parent Center Building	Parent Center Building	Eaton			2017		
7	1463750	D5012	Main Distribution Panel-200 AMP	200 AMP	Education Center - District Office / Parent Center Building	Parent Center Building	Eaton			2017		
8	1463661	D5012	Main Distribution Panel-225 AMP [1H]	225 AMP	Education Center - District Office / Building B	Building B Exterior-Electrical room	Square D	[12-12823201-8005		2001		
9	1463885	D5012	Main Distribution Panel-225 AMP [1LA]	225 AMP	Education Center - District Office / Building B	Building B Exterior-Electrical room	Square D	NQOD442L225CU	E2	2001		
10	1463738	D5012	Main Distribution Panel-225 AMP [1LB]	225 AMP	Education Center - District Office / Building B	Building B Exterior-Electrical room	Square D	NQOD442L225CU	E2	2001		
11	1463684	D5012	Main Distribution Panel-225 AMP [1LC]	225 AMP	Education Center - District Office / Building E	Building E	Square D	NQOD442M225CU	E2	2001		
12	1463720	D5012	Main Distribution Panel-225 AMP [2LB]	225 AMP	Education Center - District Office / Building D	Building D-File Storage	Square D	NQOD442L225CU	E2	2001		
13	1463896	D5012	Main Distribution Panel-400 AMP [2LA]	400 AMP	Education Center - District Office / Building C	Building C-Electrical room	Square D	NQOD442M400SFB	1	2001		
14	1463685	D5012	Main Distribution Panel-800 AMP [HDP]	800 AMP	Education Center - District Office / Building B	Building B Exterior-Electrical room	Square D	12-12823201-004	1	2001		
15	1463762	D5012	Main Distribution Panel-800 AMP [LDP]	800 AMP	Education Center - District Office / Building B	Building B Exterior-Electrical room	Square D	12-12823201-022	E1	2001		
16	1463858	D5012	Secondary Transformer	15 kVA	Education Center - District Office / Site	Site	Square D	32749-17222-037		2001		
17	1463789	D5012	Secondary Transformer	225 kVA	Education Center - District Office / Building B	Building B Exterior-Electrical room	Powersimths	Esaver-80R-150-480-208	46308	2016		
18	1463674	D5012	Secondary Transformer [Transformer R]	225 kVA	Education Center - District Office / Site	Site	Eaton	DT-3	V48M28F2216CU	2017		
19	1463779	D5022	Light Fixture	100 WATT	Education Center - District Office / Parent Center Building	Parent Center Building exterior				2017		22
20	1463758	D5022	Light Fixture	100 WATT	Education Center - District Office / Site	Building exterior				2001		10
21	1463728	D5022	Light Fixture	150 WATT	Education Center - District Office / Site	Site				2001		5
22	1463699	D5022	Light Fixture	250 WATT	Education Center - District Office / Site	Building exterior				2001		10
23	1463748	D5022	Light Fixture	250 WATT	Education Center - District Office / Site	Site				2001		14

24	1463744	D5022	Light Fixture	250 WATT	Education Center - District Office / Parent Center Building	Parent Center Building Exterior				2017		
25	1463778	D5037	Annunciator Alarm Panel		Education Center - District Office / Parent Center Building	Parent Center Building				2017		
26	1463741	D5037	Fire Alarm Control Panel		Education Center - District Office / Building A	Building A IT Room				2001		
27	1463654	D5037	Fire Alarm Control Panel		Education Center - District Office / Parent Center Building	Parent Center Building Data Room	Honeywell	IFP-2000ECS		2017		
28	1463759	D5092	Exit Sign Light Fixture		Education Center - District Office / Building A	Building A				2001		6
29	1463704	D5092	Exit Sign Light Fixture		Education Center - District Office / Building B	Building B				2001		6
30	1463692	D5092	Exit Sign Light Fixture		Education Center - District Office / Building D	Building D				2001		8
31	1463763	D5092	Exit Sign Light Fixture		Education Center - District Office / Building E	Building E				2001		6
32	1463725	D5092	Exit Sign Light Fixture		Education Center - District Office / Parent Center Building	Parent Center Building				2017		10
33	1463716	D5092	Exit Sign Light Fixture		Education Center - District Office / Building C	Building C				2001		6

E10 EQUIPMENT

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463820	E1028	Defibrillator (AED)		Education Center - District Office / Parent Center Building	Parent Center Building				2017		
2	1463808	E1028	Defibrillator (AED)		Education Center - District Office / Building A	Building A				2015		
3	1463881	E1093	Commercial Food Warmer		Education Center - District Office / Parent Center Building	Parent Center Building-Kitchen	Cres Cor	1000HHSSSPLIT DE	HBJ-J000553168-1	2017		
4	1463836	E1093	Commercial Ice maker, Freestanding		Education Center - District Office / Building B	Building B Breakroom Area	Hoshizaki	KM-150AF	M06414F	2006		
5	1463677	E1093	Commercial Refrigerator, 1-Door Reach-In		Education Center - District Office / Parent Center Building	Parent Center Building-Kitchen	True Manufacturing Co	Inaccessible	Inaccessible	2017		

G40 OTHER

Index	ID	UFCode	Component	Capacity	Building	Location Detail	Manufacturer	Model	Serial	Dataplate Yr	Barcode	Qty
1	1463791	G4021	Site Pole Light	400 WATT	Education Center - District Office / Site	Site				2016		26
2	1463849	G4021	Site Pole Light	400 WATT	Education Center - District Office / Site	Site				2001		5
3	1463702	G4021	Site Walkway Bollard Light	150 WATT	Education Center - District Office / Site	Site				2016		5